



**Ron Brown Middle School
4800 Meade Street NE
Washington, DC**

**Comprehensive Facility Condition Assessment
And Space Utilization Study
DCAM-12-NC-0158**

May 13, 2013

Submitted to:

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Capital Program Financial & Systems Manager
Department of General Services – Construction Division
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Ron Brown Middle School

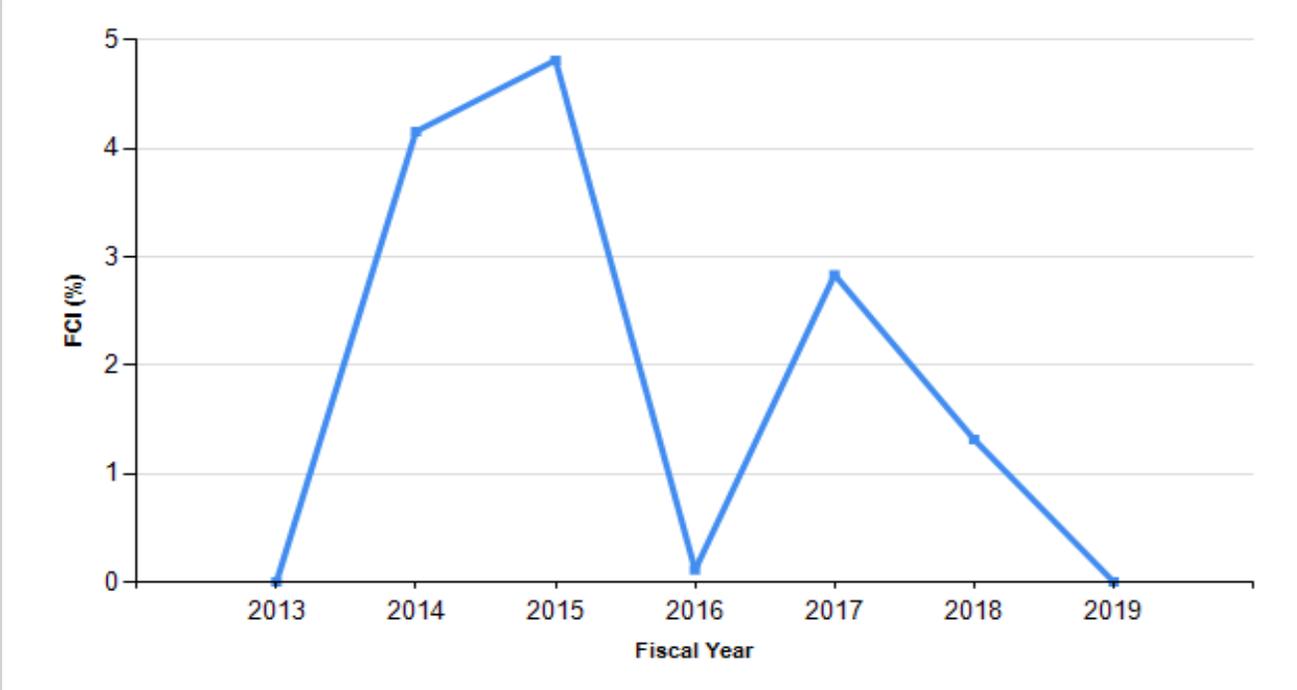
Date Assessed: 3/26/2013

Assessed By: EMG: Jill Orlov, Assessor 2

DCPS PCA Property Rollup



Facility Condition Index (FCI) by Year for Ron Brown Middle School



DCPS PCA Property Rollup



Capital Expenditures for Ron Brown Middle School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***	
							\$		0	1	2	3	4	5	6		
A. SUBSTRUCTURE																	
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
B. SHELL																	
B20	EXTERIOR ENCLOSURE																
B2021	Replace	Poor - Fair	30	1	17,242.00	SF	\$62.80	Deferred Maintenance		\$1,082,798						\$1,082,798	
B2023	Replace	Poor - Fair	50	1	2,525.00	SF	\$14.98	Deferred Maintenance		\$37,826						\$37,826	
B2031	Replace	Poor	30	1	4.00	EACH	\$5,067.26	Capital Replacement		\$20,269						\$20,269	
B2032	Replace	Poor - Fair	30	1	28.00	EACH	\$2,495.00	Deferred Maintenance		\$69,860						\$69,860	
B2032	Replace	Poor - Fair	30	1	6.00	EACH	\$1,400.00	Deferred Maintenance		\$8,400						\$8,400	
B30	ROOFING																
B3011	Replace	Poor - Fair	20	2	57,355.00	SF	\$12.23	Deferred Maintenance			\$701,337					\$701,337	
B3011	Replace	Poor	20	1	8,400.00	SF	\$10.19	Deferred Maintenance		\$85,596						\$85,596	
B3013	Replace	Poor - Fair	20	1	33,600.00	SF	\$1.53	Deferred Maintenance		\$51,408						\$51,408	
B. SHELL SUB-TOTALS									\$0	\$1,356,156	\$701,337	\$0	\$0	\$0	\$0	\$2,057,493	
C. INTERIORS																	
C10	INTERIOR CONSTRUCTION																
C1011	Replace CMU Walls	Poor - Fair	75	1	750.00	SF	\$14.72	Capital Replacement		\$11,040						\$11,040	
C1013	Replace	Fair	15	5	400.00	SF	\$53.00	Capital Replacement						\$21,200		\$21,200	
C1013	Replace Folding Leaf Partition	Fair	15	5	1,540.00	SF	\$53.00	Capital Replacement						\$81,620		\$81,620	
C1021	Replace Single Hollow Metal or Solid Wood Doors and Hardware	Poor - Fair	50	1	125.00	EACH	\$1,200.00	Capital Replacement		\$150,000						\$150,000	
C20	STAIRS																
C2014	Replace	Fair	45	5	4,500.00	LF	\$49.93	Capital Replacement						\$224,685		\$224,685	
C30	INTERIOR FINISHES																
C3024	Remove or Encapsulate	Fair	18	1	6,928.00	SY	\$67.75	Capital Replacement		\$469,372						\$469,372	
C3025	Replace	Fair	10	2	218.00	SY	\$45.74	Capital Replacement			\$9,971					\$9,971	
C3032	Replace Acoustic Ceiling System - Standard	Fair	20	2	156,000.00	SF	\$7.88	Capital Replacement			\$1,229,280					\$1,229,280	
C. INTERIORS SUB-TOTALS									\$0	\$630,412	\$1,239,251	\$0	\$0	\$327,505	\$0	\$2,197,168	
D. SERVICES																	
D20	PLUMBING																
D2011	Replace Plumbing Fixtures - Water Closets Older	Fair	35	5	38.00	EACH	\$1,455.00	Capital Replacement						\$55,290		\$55,290	
D2012	Replace Plumbing Fixtures - Urinals	Fair	35	3	28.00	EACH	\$1,235.00	Capital Replacement				\$34,580				\$34,580	
D2013	Replace	Fair	35	5	29.00	EACH	\$1,400.00	Capital Replacement						\$40,600		\$40,600	
D2014	Replace Plumbing Fixtures - Janitor Sink	Fair	20	5	9.00	EACH	\$2,355.00	Capital Replacement						\$21,195		\$21,195	
D2017	Replace Plumbing Fixtures	Fair - Good	20	5	30.00	EACH	\$532.00	Capital Replacement						\$15,960		\$15,960	
D2018	Replace Plumbing Fixtures - DWF Floor	Fair - Good	20	5	8.00	EACH	\$2,000.00	Capital Replacement						\$16,000		\$16,000	
D2034	Install	Poor	25	1	1.00	LS	\$20,000.00	Deferred Maintenance		\$20,000						\$20,000	
D30	HVAC																
D3015	Replace	Fair	20	3	3.00	EACH	\$7,500.00	Capital Replacement				\$22,500				\$22,500	

Capital Expenditures for Ron Brown Middle School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
D3023	Replace HVAC - Condensation Tank and Controls	Poor	20	4	1.00	EA	\$15,000.00	Capital Replacement					\$15,000			\$15,000
D3045	Replace	Fair	15	2	20.00	EACH	\$2,500.00	Capital Replacement			\$50,000					\$50,000
D3061	Follow Up Study	Poor	30	1	1.00	EACH	\$2,500.00	Capital Replacement		\$2,500						\$2,500
D3061	Replace HVAC Exchanger/Converter to Steam	Fair	30	4	3.00	EACH	\$7,500.00	Capital Replacement					\$22,500			\$22,500
D3063	Replace	Poor	30	1	2.00	EACH	\$10,000.00	Deferred Maintenance		\$20,000						\$20,000
D3063	Replace	Poor	30	1	2.00	EACH	\$10,000.00	Deferred Maintenance		\$20,000						\$20,000
D50 ELECTRICAL SYSTEMS																
D5011	Replace Main Electrical Service - 3000A 15 kV	Poor - Fair	30	2	1.00	EACH	\$175,000.00	Capital Replacement			\$175,000					\$175,000
D5012	Replace Panelboards - 120/208volts, 100amp and 225amp	Fair	30	2	10.00	EACH	\$2,300.00	Capital Replacement			\$23,000					\$23,000
D5022	Replace Upgrade to T8 Fixtures	Fair - Good	20	2	100,000.00	SF	\$2.80	Capital Replacement			\$280,000					\$280,000
D. SERVICES SUB-TOTALS									\$0	\$62,500	\$528,000	\$57,080	\$37,500	\$149,045	\$0	\$834,125
E. EQUIPMENT & FURNISHING																
E10 EQUIPMENT																
E1093	Replace	Fair	20	1	1.00	LS	\$15,000.00	Capital Replacement		\$15,000						\$15,000
E20 FURNISHINGS																
E20	Replace E20 Furnishings	Good	30	5	156,000.00	SF	\$0.13	Capital Replacement						\$20,280		\$20,280
E2015	Replace Fixed Auditorium Seating	Fair - Good	20	5	600.00	EACH	\$218.00	Capital Replacement						\$130,800		\$130,800
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$15,000	\$0	\$0	\$0	\$151,080	\$0	\$166,080
F. SPECIAL CONSTRUCTION AND DEMOLITION																
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
G. BUILDING SITWORK																
G20 SITE IMPROVEMENTS																
G2022	Replace Parking Lots - Overlay Asphalt	Fair	6	5	40,000.00	SF	\$0.50	Capital Replacement						\$20,000		\$20,000
G2031	Replace	Poor - Fair	25	2	580.00	SF	\$8.28	Deferred Maintenance			\$4,802					\$4,802
G2041	Replace Site Development - Chain Link Fencing	Fair	15	5	1,000.00	LF	\$5.00	Capital Replacement						\$5,000		\$5,000
G2047	Replace Site Development - Playground/Court	Fair	10	2	4.00	EA	\$6,740.00	Capital Replacement			\$26,960					\$26,960
G30 SITE CIVIL/MECHANICAL UTILITIES																
G30	Replace G30 Site Civil/Mechanical Utilities	Good	50	4	205,830.00	SF	\$0.56	Capital Replacement					\$115,265			\$115,265
G3031	Replace Site Civil/Mechanical Utilities - Stormwater Piping	Poor - Fair	50	5	1,500.00	LF	\$20.00	Capital Replacement						\$30,000		\$30,000
G3051	Install	Poor	20	1	1.00	EA	\$95,000.00	Deferred Maintenance		\$95,000						\$95,000
G3054	Replace Cooling Towers on Site	Fair - Good	20	4	300.00	TON	\$3,700.00	Capital Replacement					\$1,110,000			\$1,110,000
G40 SITE ELECTRICAL UTILITIES																
G40	Replace G40 Site Electrical Utilities	Good	50	4	205,830.00	SF	\$0.89	Capital Replacement					\$183,189			\$183,189
G4021	Replace Site Development - Building Mounted HID Light Fixtures	Fair - Good	20	4	26.00	EACH	\$1,000.00	Capital Replacement					\$26,000			\$26,000
G. BUILDING SITWORK SUB-TOTALS									\$0	\$95,000	\$31,762	\$0	\$1,434,454	\$55,000	\$0	\$1,616,216
Z. GENERAL																
Z. GENERAL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenditure Totals per Year									\$0	\$2,159,068	\$2,500,351	\$57,080	\$1,471,954	\$682,630	\$0	\$6,871,083
FCI† By Year									0.00%	4.16%	4.81%	0.11%	2.83%	1.31%	0.00%	
CRV*** \$51,960,480																

Notes

Capital Expenditures for Ron Brown Middle School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***
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* - EUL is the Estimated Useful Life of an Asset

** - RUL is the Remaining Useful Life of an Asset

*** - Non-Escalated and Non-Inflated Adjusted Dollars

† - FCI Formula (As Currently Programmed):

(Deferred Maintenance + Capital Renewal + Capital Replacement)/(Building Replacement Value)

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Routine Maintenance Expenditures for Ron Brown Middle School

Element No.	Actions	Last Assigned	EUL* or	RUL** (Yrs)	Qty.	Units	Unit Cost	Plan Type	2013	2014	2015	2016	2017	2018	2019	Total***		
							\$		0	1	2	3	4	5	6			
A. SUBSTRUCTURE																		
A. SUBSTRUCTURE SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
B. SHELL																		
B. SHELL SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
C. INTERIORS																		
C. INTERIORS SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
D. SERVICES																		
D. SERVICES SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
E. EQUIPMENT & FURNISHING																		
E. EQUIPMENT & FURNISHING SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
F. SPECIAL CONSTRUCTION AND DEMOLITION																		
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
G. BUILDING SITEWORK																		
G. BUILDING SITEWORK SUB-TOTALS									\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Z. GENERAL																		
Z10	GENERAL REQUIREMENTS																	
Z1010.1	Consider Access Control upgrades	Good	99	0	1.00	LS	\$120,629.00	Plant Adaptation	\$120,629							\$120,629		
Z1010.2	Consider ADA upgrades	Good	99	0	1.00	LS	\$2,968.00	Plant Adaptation	\$2,968							\$2,968		
Z1010.3	Consider Fire Protection upgrades	Good	99	0	1.00	LS	\$1,179,941.00	Plant Adaptation	\$1,179,941							\$1,179,941		
Z1010.4	Replace Green Roof on Flat Roof	Good	50	0	65,755.00	SF	\$12.23	Plant Adaptation	\$804,052							\$804,052		
Z1010.5	Consider Hazmat upgrades	Good	99	0	1.00	LS	\$6,000.00	Plant Adaptation	\$6,000							\$6,000		
Z1010.6	Consider LEED upgrades	Good	99	0	1.00	LS	\$1,933,313.00	Plant Adaptation	\$1,933,313							\$1,933,313		
Z1010.7	Consider Safety/Security upgrades	Good	99	0	1.00	LS	\$496,947.00	Plant Adaptation	\$496,947							\$496,947		
Z. GENERAL SUB-TOTALS									\$4,543,850	\$0	\$0	\$0	\$0	\$0	\$0	\$4,543,850		
									Expenditure Totals per Year		\$4,543,850	\$0	\$0	\$0	\$0	\$0	\$0	\$4,543,850
									CRV*** \$51,960,480									

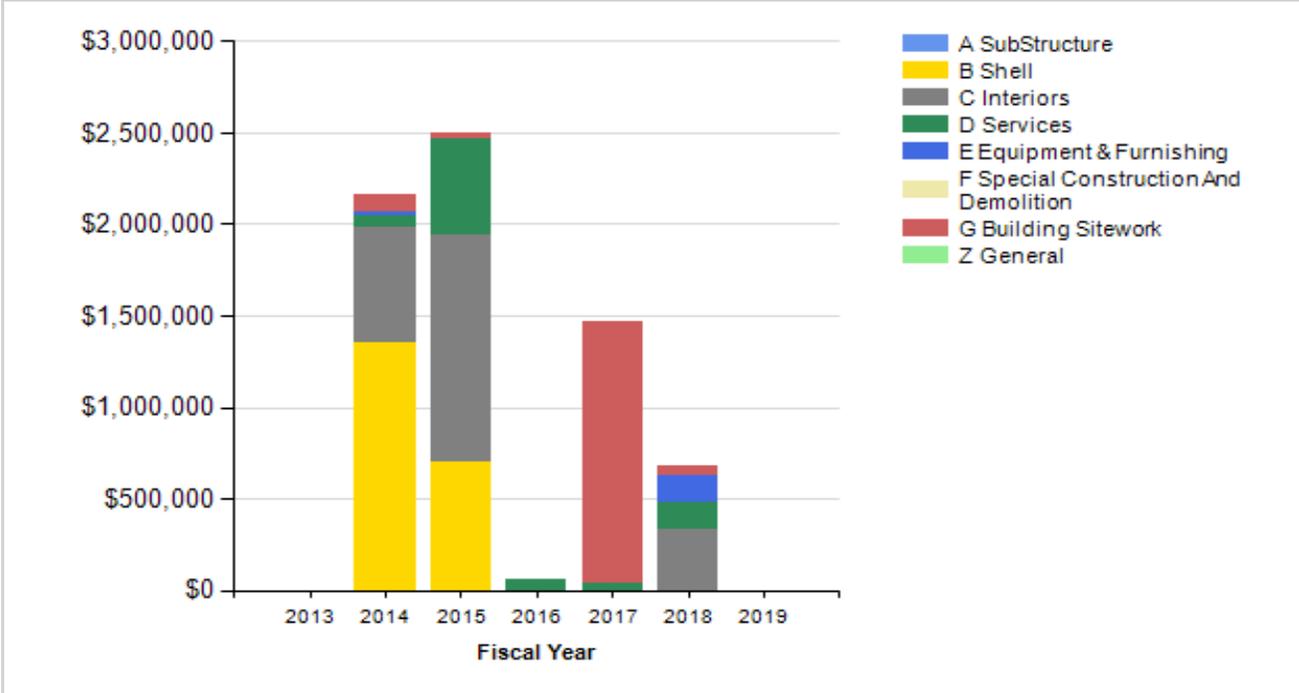
Notes

- * - EUL is the Estimated Useful Life of an Asset
- ** - RUL is the Remaining Useful Life of an Asset
- *** - Non-Escalated and Non-Inflated Adjusted Dollars

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Capital Expenditure Costing By Level 1 Uniformat by Year for Ron Brown Middle School



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Access Control Questionnaire for Ron Brown Middle School

Access Control		Yes/ No	Comments
1	Does the facility have a key card proximity entry system?	No	
2	Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	Yes	
3	There is one clearly marked and designated entrance for visitors?	Yes	
4	Signs are posted for visitors to report to main office or through a designated entrance?	No	
6	Access to bus loading area is restricted to other vehicles during loading/unloading?	No	
7	Lighting is provided at entrances and points of possible intrusion?	Yes	
8	Outside hardware has been removed from all doors except at points of entry?	Yes	
9	Basement windows are protected with grill or well cover?	Yes	
10	"Restricted" areas are properly identified?	No	
11	Access to electrical panels is restricted?	No	
12	Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	
13	Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	
14	Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

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ADA Questionnaire for Ron Brown Middle School

Parking

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	1	\$165.00	EACH	\$165
Adequate number of designated parking stalls and signage for vans are not provided?	0	\$220.00	EACH	\$0
Signage indicating accessible parking spaces for cars and vans are not provided? 1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE PROVIDED.	4	\$120.00	EACH	\$480
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	2	\$6.50	LF	\$13
Curb ramps are required from the parking area to the sidewalks providing access to the building?	1	\$950.00	EACH	\$950
Passenger drop off areas are not provided at the building entrances or access routes? Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.	2		EACH	
Signage directing to accessible parking or accessible building entrances to the facility are not provided? Use when main entrance is not accessible and directions are required to alternate entrance.	2	\$120.00	EACH	\$240
Comments:				
Parking Estimated Cost:				\$1,848

Ramps

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access? limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".	0	\$325.00	LF	\$0
Existing exterior ramps and stairs are not equipped with the required handrails?	0	\$40.00	LF	\$0
Comments:				
Ramps Estimated Cost:				\$0

Entrances/Exits

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	2	\$500.00	EACH	\$1,000
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0

ADA Questionnaire for Ron Brown Middle School

Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Comments:				
Entrances/Exits Estimated Cost:				\$1,000

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	0	\$350.00	EACH	\$0
Compliant signage indicating accessible entrances and general information is not provided?	2	\$60.00	EACH	\$120
Stair handrails do not extend beyond the top and bottom risers?	0	\$125.00	EACH	\$0
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles? Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.	0		EACH	
Add visual alarm to existing audible fire alarm? Only if audible alarm is present, required by building codes in affect when constructed.	0	\$250.00	EACH	\$0
Install cup dispenser at an existing non-conforming water fountain?	0	\$25.00	EACH	\$0
Comments:				
Paths of Travel Estimated Cost:				\$120

Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	0	\$6,000.00	EACH	\$0
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	0	\$350.00	EACH	\$0
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	0	\$400.00	EACH	\$0
Add visual alarm to existing audible fire alarm?	0	\$250.00	EACH	\$0
Safety stops not installed in elevator doors?	0	\$6,000.00	EACH	\$0
Elevator communication equipment not set up for speech impaired communication?	0	\$2,600.00		\$0
Comments:				
Elevators Estimated Cost:				\$0

Restrooms

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0

ADA Questionnaire for Ron Brown Middle School

Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Install grab bars in accessible stalls at 36" above the floor?	0	\$325.00	EACH	\$0
Modify existing toilet room accessories and mirrors?	0	\$200.00	EACH	\$0
Modify existing lavatory faucets to paddle type faucets?	0	\$300.00	EACH	\$0
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	0	\$50.00	EACH	\$0
Add pull station alarm in unisex bathroom?	0	\$500.00	EACH	\$0
Comments:				
Restrooms Estimated Cost:				\$0

Total Estimated Cost: \$2,968

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Fire Protection Questionnaire for Ron Brown Middle School

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	
2	Does the facility have wall mounted fire extinguishers?	Yes	
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	No	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	No	They were not on site.
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	No	
3	Exit signs are clearly visible and pointing in the correct direction?	Yes	

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	Yes	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	No	
3	Is the power supply to the fire alarm control panel from an individual circuit?	Yes	
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	No	

Fire Protection Questionnaire for Ron Brown Middle School

6	Is the fire alarm wiring enclosed in ¾" metal conduit raceway to the manufacturer's instructions?	Yes	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	Yes	
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	N/A	
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	N/A	
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	N/A	

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Green Roof Questionnaire for Ron Brown Middle School

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Green Roof on Flat Roof	65755 SF	\$12.23	\$804,052.14
Location	Not Installed Yet		
Is the roof a sloped system?			
Is the roof less than 5 years in age?			
Does the roof have significant amounts of penetration and equipment?			
Will structural modification need to be made to support a green roof?			
Comments			

DCPS PCA Property Rollup



Haz Mat Questionnaire for Ron Brown Middle School

Asbestos Containing Building Materials		Yes/ No	Comments
1	Does the facility have a current AHERA Asbestos Inspection on File?	Yes	
2	Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3	Has all the material identified in the AHERA report been abated?	Yes	

Lead in Paint / Water		Yes/ No	Comments
1	Has the facility been tested for Lead Paint?	No	Unknown
2	Does the facility have a Lead containing paint O&M plan in place?	No	
3	Has all the lead identified in the LBP report been abated?	No	Unknown
4	Has the facility been tested for Lead in Water?	No	Unknown
5	Does the facility have a Lead in water O&M plan in place?	No	

Fuel Storage Tanks		Yes/ No	Comments
1	Does the facility have a UST?	No	
2	Does the tank have a leak detection system?	N/A	
3	Does the facility have a AST?	No	
4	Does the AST have a leak containment system?	N/A	

PCBs		Yes/ No	Comments
1	Are transformers PCBs free?	N/A	
2	Is there any known PCB containing equipment onsite?	No	

DCPS PCA Property Rollup



LEED Scoresheet for Ron Brown Middle School Sustainable Sites

Possible Points: 26
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve: Not Feasible	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Hard	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water? Level of Effort to Achieve: Hard	No	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve: Hard	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ? Level of Effort to Achieve: Hard	No	0
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve: Easy	No	0
Total:			0

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Efficiency policy? Level of Effort to Achieve: Easy	No	
Credit 1	Does the facility have a water meter for the whole building? Level of Effort to Achieve: Easy	No	0
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? Level of Effort to Achieve: Hard	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?	Yes	0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)? Level of Effort to Achieve: Hard	No	0
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve: Hard	No	0
Credit 3	Does the school use native planting that does not require irrigation? Level of Effort to Achieve: Easy	No	0

LEED Scoresheet for Ron Brown Middle School

	Does the school have an irrigation system with a rain gauge and time system? Level of Effort to Achieve: Hard	No	0
	Does the school hand water on an as needed basis?	Yes	1
Credit 4	Does the Cooling Tower utilize a Chemical Management System? Level of Effort to Achieve: Hard	No	0
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)? Level of Effort to Achieve: Not Feasible	No	0
Total:			1

Energy and Atmosphere

Possible Points: 35
Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Has an energy audit been performed and were ECMs implemented to achieve Minimum Energy Efficiency Performance? Level of Effort to Achieve: Easy	No	
Prereq 3	Does the school have a Fundamental Refrigerant Management program? Level of Effort to Achieve: Easy	No	
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher? Level of Effort to Achieve: Not Feasible	No	0
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Level of Effort to Achieve: Hard	No	0
	Are the HVAC and lighting systems individually metered at 80% ? Level of Effort to Achieve: Hard	No	0
Credit 4	Does the school use on-site or off-site renewable energy? Level of Effort to Achieve: Easy	No	0
Credit 5	Does the school have an Enhanced Refrigerant Management? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the school have an Emissions Reduction Reporting program? Level of Effort to Achieve: Easy	No	0
Total:			0

Materials and Resources

Possible Points: 10

LEED Scoresheet for Ron Brown Middle School

			Existing	
Prereq 1	Does the school have a Sustainable Purchasing Policy? Level of Effort to Achieve: Easy	No		
Prereq 2	Does the school have a Solid Waste Management Policy? Level of Effort to Achieve: Easy	No		
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? Level of Effort to Achieve: Easy	No		0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric-Powered Equipment? Level of Effort to Achieve: Easy	No		0
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture? Level of Effort to Achieve: Easy	No		0
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions? Level of Effort to Achieve: Easy	No		0
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased? Level of Effort to Achieve: Easy	No		0
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school? Level of Effort to Achieve: Easy	No		0
Credit 6	Has the school performed a Waste Stream Audit? Level of Effort to Achieve: Easy	No		0
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills? Level of Effort to Achieve: Easy	No		0
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills? Level of Effort to Achieve: Easy	No		0
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill? Level of Effort to Achieve: Easy	No		0
			Total:	0

Indoor Environmental Quality		Possible Points: 15	
			Existing
Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ) Performance evaluation of the facility? Level of Effort to Achieve: Easy	No	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco Smoke (ETS) Control?	Yes	
Prereq 3	Does the school have a Green Cleaning Policy? Level of Effort to Achieve: Easy	No	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? Level of Effort to Achieve: Easy	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring?	N/A	0

LEED Scoresheet for Ron Brown Middle School

Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? Level of Effort to Achieve: Hard	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? Level of Effort to Achieve: Hard	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Has the school performed an Occupant Survey for IAQ?	N/A	0
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants?	Yes	1
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring? Level of Effort to Achieve: Hard	No	0
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1
Credit 3.1	Does the school have a High Performance Cleaning Program? Level of Effort to Achieve: Easy	No	0
Credit 3.2	Does the school have a Custodial Effectiveness Assessment? Level of Effort to Achieve: Easy	No	0
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ? Level of Effort to Achieve: Easy	No	0
Credit 3.4	Does the school use Sustainable Cleaning Equipment? Level of Effort to Achieve: Easy	No	0
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control? Level of Effort to Achieve: Hard	No	0
Credit 3.6	Does the school have an Indoor Integrated Pest Management? Level of Effort to Achieve: Easy	No	0
Total:			2

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program? Level of Effort to Achieve: Easy	No	0
Credit 2	Does the school have a LEED Accredited Professional on staff? Level of Effort to Achieve: Easy	No	0
Credit 3	Is the school Documenting Sustainable Building Cost Impacts? Level of Effort to Achieve: Easy	No	0
Total:			0

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

Total: 3
37 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Ron Brown Middle School

Communication		Yes/ No	Comments
1	Do all areas of the school, including bathrooms, hallways, and offices, have the ability to receive an announcement via the P.A. System?	No	Many area are not working.
2	Do all areas of the school have the ability to privately call the main office or for emergency?	No	
3	Does the general office, principal's office, assistant principal's office have CCTV receptacles?	No	
4	Is there an automated notification system to lockdown the building envelope at all exits including service doors and loading docks or all classrooms as necessary?	No	

Monitoring		Yes/ No	Comments
1	Does the facility have a monitored burglar alarm system?	Yes	
2	Are all classrooms and all other rooms that are grade-accessible will be equipped with motion detectors?	No	
3	Are all general corridor or lobby areas plus rooms with specific vulnerability (e.g., main office, principal's office, library, computer rooms, etc.) equipped with motion detectors?	Yes	
4	Is the main office and one or more additional locations(s) accessed by designated staff equipped with IDS arm/disarm keypads?	Yes	
5	Are alarm monitoring and response performed by DCPS via their existing central alarm monitoring facility via either dial-up telephone lines or LAN/WAN?	Yes	

Surveillance		Yes/ No	Comments
1	Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points?	Yes	
2	Does the facility have monitored video surveillance system at the interior?	Yes	
3	Does the facility have monitored video surveillance system at the exterior?	Yes	

Exterior Entry/Egress		Yes/ No	Comments
1	Does the facility have exterior door hardware that allows controlled access to the building?	No	
2	Does the facility have exterior card access readers that allow controlled access to the building?	No	

Safety-Security Questionnaire for Ron Brown Middle School

Communication		Yes/ No	Comments
3	Does the facility have allow occupants a quick, unimpeded egress from the building?	No	

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have interior door hardware that allows controlled access to classrooms?	Yes	
2	Does the facility have interior card access readers that allow controlled access within the building?	No	

Interior Entry/Egress		Yes/ No	Comments
1	Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building?	No	
2	Does the facility have equipment that allows announcements to be made during large gatherings?	No	

DCPS PCA Property Rollup



Space Utilization for Ron Brown Middle School

2003 Capacity: 1090		Entire School Comments [From Pathways 2012 Data]	
Bldg SF: 8,736,000		Proposed Capacity (2012): 782	
Rationale: ED Center on 3rd floor		SF per Student: 11,171.44	

TBD

Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design) [From Pathways]	Space (SQF) (Actual) [From iPlan]	Comments [From Pathways]
1124	122	Temporary Office	20	20	850	704	Business Manager
1126	127	High/MidRegAc	20	20	850	946	
1128	119	High/MidRegAc	20	20	850	1,624	
1131	125	High/MidOther	0	20	850	968	Staff Development
1134	116	High/MidOther	0	20	850	968	Unusable
1162	113	High/Mid Compu	20	20	1000	968	
1164	104	Temporary Office	20	20	850	924	After school coord.
1169	110	High/Mid Specia	10	10	850	968	
1170	103	High/Mid RegAc	14	14	850	924	Tutoring
1174	98	High/MidRegAc	20	20	850	704	
1175	99	High/MidRegAc	20	20	850	968	
1202	196	High/Mid RegAc	14	14	850	682	read 180
1204	202	High/MidVacant	20	20	850	792	
1205	197	High/MidOther1	0	0	850	704	Inst Coach
1206	198	High/MidOther	0	20	850	759	DC Choices
1207	212	High/MidVacant	20	20	850	704	
1213	224	High/MidRegAc	20	20	850	924	
1214	249	High/MidRegAc	20	20	850	990	
1215	239	High/Mid Specia	10	10	850	759	
1216	238	High/Mid Compu	20	20	1000	704	
1217	237	High/MidScience	20	20	1500	693	
1218	234	High/MidRegAc	20	20	850	1,196	
1220	204	High/MidRegAc	20	20	850	792	
1221	207	High/MidRegAc	20	20	850	704	
1222	206	High/MidRegAc	20	20	850		
1232	190	High/MidResour	0	0	600	968	Sped
1232a	191	High/Mid RegAc	14	14	850	704	study skills
1243	210	ISS	10	10	850	704	ISS
1247	211	High/MidOther	0	20	850	704	Admin
1255	228	High/MidVacant	20	20	850	1,100	
1261	209	High/MidRegAc	20	20	850	704	
1263	216	High/Mid Specia	10	10	850	1,100	
1301	272	High/MidOther	0	20	850	704	Staff Development
1302	315	High/Mid Specia	10	10	850	990	
1303	271	High/Mid Specia	10	10	850	704	
1304	314	High/Mid Specia	10	10	850	704	
1305	270	PT/OT	0	0	400	704	
1306	269	High/MidOther	0	20	850	736	ED Office
1307	291	High/MidVacant	20	20	850	704	
1309	290	High/MidVacant	20	20	850	704	
1311	296	High/Mid Specia	10	10	850	1,152	
1313	289	High/Mid Specia	10	10	850	704	
1315	288	High/Mid Specia	10	10	850	704	
1316	287	High/Mid Specia	10	10	850	704	
1317	277	High/MidVacant	20	20	850	990	
1320	276	High/MidVacant	20	20	850	990	
1330	303	High/MidVacant	20	20	850	798	
1331	292	High/MidVacant	20	20	850	704	
1336	310	High/MidResour	0	0	600	672	
1337	268	High/MidVacant	20	20	850	704	
1342	308	High/MidVacant	20	20	850	814	
1346	309	High/MidVacant	20	20	850	621	
1347	306	High/MidResour	0	0	600	1,008	
1348	283-4	High/Mid Compu	20	20	1000	1,408	
2226	181	High/Mid Music/	20	20	2300/1400	880	
Gym	Gym	High/MidGym	40	40	28000	1,904	
Floor Totals:			792	912		47,760	

Space Utilization for Ron Brown Middle School

2003 Capacity: 1090 Bldg SF: 8,736,000 Rationale: ED Center on 3rd floor	Entire School Comments [From Pathways 2012 Data] Proposed Capacity (2012): 782 SF per Student: 11,171.44
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TBD

Room <small>[From Pathways]</small>	Design ID <small>[From Pathways]</small>	Room Type <small>[From Pathways]</small>	Program Occupancy <small>[From Pathways]</small>	Design Occupancy <small>[From Pathways]</small>	Space (SQF) (Design) <small>[From Pathways]</small>	Space (SQF) (Actual) <small>[From iPlan]</small>	Comments <small>[From Pathways]</small>
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Property Totals:	792	912	47,760
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DCPS PCA Property Rollup



Uniformat Level 2 Asset Condition Rating For Ron Brown Middle School

		2012 iPlan Scoring			
Condition	Score		From	To	Rating
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
A10 Foundations														
Capital Replacement	Good	A10 Foundations	Foundations	156,000.00	SF	11.60	1,809,600.00	10	10.00	100%	10.00	10.00		
							1,809,600.00	10			10.00	10.00	0%	Good
B10 SuperStructure														
Capital Replacement	Good	B10 SuperStructure	SuperStructure	156,000.00	SF	13.40	2,090,400.00	10	10.00	62%	6.22	6.22		
Capital Replacement	Good	B10 SuperStructure	Cast-in-Place Reinforced Concrete	156,000.00	SF	8.15	1,271,400.00	10	10.00	38%	3.78	3.78		
							3,361,800.00	20			10.00	10.00	0%	Good
B20 Exterior Enclosure														
Deferred Maintenance	Poor - Fair	B20 Exterior Enclosure	Exterior Metal Doors - Double	28.00	EACH	2,495.00	69,860.00	4	10.00	3%	0.13	0.32		
Capital Replacement	Poor	B20 Exterior Enclosure	Double Aluminum Glazed Door	4.00	EACH	5,067.26	20,269.04	2	10.00	1%	0.02	0.09		
Deferred Maintenance	Poor - Fair	B20 Exterior Enclosure	Exterior Windows - Single Hung	17,242.00	SF	62.80	1,082,797.60	4	10.00	49%	1.96	4.90		
Deferred Maintenance	Poor - Fair	B20 Exterior Enclosure	Exterior Windows - Storefront	2,525.00	SF	14.98	37,825.76	4	10.00	2%	0.07	0.17		
Deferred Maintenance	Poor - Fair	B20 Exterior Enclosure	Exterior Metal Doors - Single	6.00	EACH	1,400.00	8,400.00	4	10.00	0%	0.02	0.04		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Exterior Enclosure - Brick	29,200.00	SF	25.96	758,032.00	8	10.00	34%	2.74	3.43		
Capital Replacement	Fair - Good	B20 Exterior Enclosure	Exterior Enclosure - Exposed Aggregate	10,680.00	SF	21.97	234,639.60	8	10.00	11%	0.85	1.06		
							2,211,824.00	34			5.78	10.00	42%	Poor
B30 Roofing														
Deferred Maintenance	Poor - Fair	B30 Roofing	Roofing Single Ply Membrane	57,355.00	SF	12.23	701,336.94	4	10.00	84%	3.35	8.37		
Deferred Maintenance	Poor - Fair	B30 Roofing	Roof Insulation	33,600.00	SF	1.53	51,408.00	4	10.00	6%	0.25	0.61		
Deferred Maintenance	Poor	B30 Roofing	Roof Coverings - BUR	8,400.00	SF	10.19	85,596.00	2	10.00	10%	0.20	1.02		
							838,340.94	10			3.80	10.00	62%	Poor
C10 Interior Construction														
Capital Replacement	Good	C10 Interior Construction	C10 Interior Construction	156,000.00	SF	11.46	1,787,760.00	10	10.00	87%	8.71	8.71		
Capital Replacement	Fair	C10 Interior Construction	Folding Leaf Partition	400.00	SF	53.00	21,200.00	6	10.00	1%	0.06	0.10		
Capital Replacement	Poor - Fair	C10 Interior Construction	Single Hollow Metal or Solid Wood	125.00	EACH	1,200.00	150,000.00	4	10.00	7%	0.29	0.73		
Capital Replacement	Fair	C10 Interior Construction	Folding Leaf Partition	1,540.00	SF	53.00	81,620.00	6	10.00	4%	0.24	0.40		
Capital Replacement	Poor - Fair	C10 Interior Construction	CMU Walls	750.00	SF	14.72	11,040.00	4	10.00	1%	0.02	0.05		
							2,051,620.00	30			9.33	10.00	7%	Good
C20 Stairs														
Capital Replacement	Fair	C20 Stairs	Stair Railings	4,500.00	LF	49.93	224,685.00	6	10.00	100%	6.00	10.00		
							224,685.00	6			6.00	10.00	40%	Fair
C30 Interior Finishes														
Capital Replacement	Fair	C30 Interior Finishes	Acoustic Ceiling System - Standard	156,000.00	SF	7.88	1,229,280.00	6	10.00	52%	3.12	5.20		
Capital Replacement	Fair	C30 Interior Finishes	Floor Finishes - Carpet	218.00	SY	45.74	9,971.32	6	10.00	0%	0.03	0.04		
Capital Replacement	Fair	C30 Interior Finishes	Interior Finishes - Encapsulate ASB with	6,928.00	SY	67.75	469,372.00	6	10.00	20%	1.19	1.99		
Capital Replacement	Fair - Good	C30 Interior Finishes	Wood Flooring - Premium	8,624.00	SF	50.00	431,200.00	8	10.00	18%	1.46	1.82		
Capital Replacement	Fair - Good	C30 Interior Finishes	Floor Finishes - Vinyl Tile	3,296.00	SY	67.75	223,304.00	8	10.00	9%	0.76	0.94		
							2,363,127.32	34			6.55	10.00	34%	Fair
D10 Conveying Systems														
Capital Replacement	Fair - Good	D10 Conveying Systems	Elevators and Lifts	5.00	EACH	10,000.00	50,000.00	8	10.00	100%	8.00	10.00		
							50,000.00	8			8.00	10.00	20%	Good
D20 Plumbing														
Capital Replacement	Good	D20 Plumbing	Domestic Water Heater - Electric	1.00	EA	750.00	750.00	10	10.00	0%	0.03	0.03		
Capital Replacement	Fair	D20 Plumbing	Plumbing Fixtures - Janitor Sink	9.00	EACH	2,355.00	21,195.00	6	10.00	8%	0.48	0.80		
Deferred Maintenance	Poor	D20 Plumbing	Sanitary Waste - Sewage Ejector Pump	1.00	LS	20,000.00	20,000.00	2	10.00	8%	0.15	0.76		
Capital Replacement	Fair	D20 Plumbing	Plumbing Fixtures - Water Closets Older	38.00	EACH	1,455.00	55,290.00	6	10.00	21%	1.25	2.09		
Capital Replacement	Fair - Good	D20 Plumbing	Plumbing Fixtures - DWF Wall	7.00	EACH	2,545.00	17,815.00	8	10.00	7%	0.54	0.67		

Uniformat Level 2 Asset Condition Rating For Ron Brown Middle School

Condition	Score	2012 iPlan Scoring			
		From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
Capital Replacement	Good	D20 Plumbing	Plumbing Fixtures - Domestic Water	540.00	MBH	30.00	16,200.00	10	10.00	6%	0.61	0.61		
Capital Replacement	Good	D20 Plumbing	Plumbing Fixtures - Domestic Water	540.00	MBH	30.00	16,200.00	10	10.00	6%	0.61	0.61		
Capital Replacement	Fair - Good	D20 Plumbing	Plumbing Fixtures - DWF Floor	8.00	EACH	2,000.00	16,000.00	8	10.00	6%	0.48	0.60		
Capital Replacement	Fair	D20 Plumbing	Plumbing Fixtures - Sink Newer	3.00	EACH	1,400.00	4,200.00	6	10.00	2%	0.10	0.16		
Capital Replacement	Fair	D20 Plumbing	Plumbing Fixtures - Urinals	28.00	EACH	1,235.00	34,580.00	6	10.00	13%	0.78	1.31		
Capital Replacement	Good	D20 Plumbing	Plumbing Fixtures - Water Closets Newer	4.00	EACH	1,455.00	5,820.00	10	10.00	2%	0.22	0.22		
Capital Replacement	Fair	D20 Plumbing	Plumbing Fixtures - Sink Older	29.00	EACH	1,400.00	40,600.00	6	10.00	15%	0.92	1.53		
Capital Replacement	Fair - Good	D20 Plumbing	Plumbing Fixtures	30.00	EACH	532.00	15,960.00	8	10.00	6%	0.48	0.60		
D20 Plumbing							264,610.00	96			6.66	10.00	33%	Fair

D30 HVAC														
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Fair	D30 HVAC	Exhaust & Ventilating Systems - Old	42.00	EACH	3,000.00	126,000.00	6	10.00	16%	0.97	1.62		
Capital Replacement	Fair - Good	D30 HVAC	Univent	75.00	EACH	2,500.00	187,500.00	8	10.00	24%	1.93	2.41		
Capital Replacement	Fair	D30 HVAC	Hot and Chilled Water Supply System -	3.00	EACH	7,500.00	22,500.00	6	10.00	3%	0.17	0.29		
Capital Replacement	Poor	D30 HVAC	HVAC - Condensation Tank and Controls	1.00	EA	15,000.00	15,000.00	2	10.00	2%	0.04	0.19		
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Good	D30 HVAC	Exhaust & Ventilating Systems - Newer	18.00	EACH	3,000.00	54,000.00	10	10.00	7%	0.69	0.69		
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Fair	D30 HVAC	Hot and Chilled Water Supply System -	3.00	EACH	8,500.00	25,500.00	6	10.00	3%	0.20	0.33		
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Poor	D30 HVAC	HVAC Exchanger to Steam and	1.00	EACH	2,500.00	2,500.00	2	10.00	0%	0.01	0.03		
Capital Replacement	Good	D30 HVAC	Air Handling Unit - New	1.00	EACH	10,000.00	10,000.00	10	10.00	1%	0.13	0.13		
Deferred Maintenance	Poor	D30 HVAC	Air Handling Unit - Older	2.00	EACH	10,000.00	20,000.00	2	10.00	3%	0.05	0.26		
Capital Replacement	Fair	D30 HVAC	Heat Generation Systems - Steam Boiler	1,477.00	MBH	25.00	36,925.00	6	10.00	5%	0.29	0.48		
Capital Replacement	Fair	D30 HVAC	Univent - Older	20.00	EACH	2,500.00	50,000.00	6	10.00	6%	0.39	0.64		
Deferred Maintenance	Poor	D30 HVAC	Air Handling Unit - Older	2.00	EACH	10,000.00	20,000.00	2	10.00	3%	0.05	0.26		
Capital Replacement	Fair	D30 HVAC	HVAC Exchanger/Converter to Steam	3.00	EACH	7,500.00	22,500.00	6	10.00	3%	0.17	0.29		
D30 HVAC							777,050.00	102			6.52	10.00	35%	Fair

D50 Electrical Systems														
Capital Replacement	Good	D50 Electrical Systems	Fluorescent Strip Fixture	200.00	EACH	200.00	40,000.00	10	10.00	8%	0.76	0.76		
Capital Replacement	Good	D50 Electrical Systems	Fire Alarm Panel	1.00	EACH	7,500.00	7,500.00	10	10.00	1%	0.14	0.14		
Capital Replacement	Fair - Good	D50 Electrical Systems	Upgrade to T8 Fixtures	100,000.00	SF	2.80	280,000.00	8	10.00	53%	4.26	5.33		
Capital Replacement	Poor - Fair	D50 Electrical Systems	Main Electrical Service - 3000A 15 kV	1.00	EACH	175,000.00	175,000.00	4	10.00	33%	1.33	3.33		
Capital Replacement	Fair	D50 Electrical Systems	Panelboards - 120/208volts, 100amp	10.00	EACH	2,300.00	23,000.00	6	10.00	4%	0.26	0.44		
D50 Electrical Systems							525,500.00	38			6.76	10.00	32%	Fair

E10 Equipment														
Capital Replacement	Fair - Good	E10 Equipment	Food Service Equipment - Newer	1.00	LS	20,000.00	20,000.00	8	10.00	57%	4.57	5.71		
Capital Replacement	Fair	E10 Equipment	Food Service Equipment - Older	1.00	LS	15,000.00	15,000.00	6	10.00	43%	2.57	4.29		
E10 Equipment							35,000.00	14			7.14	10.00	29%	Fair

E20 Furnishings														
Capital Replacement	Good	E20 Furnishings	E20 Furnishings	156,000.00	SF	0.13	20,280.00	10	10.00	13%	1.34	1.34		
Capital Replacement	Fair - Good	E20 Furnishings	Fixed Auditorium Seating	600.00	EACH	218.00	130,800.00	8	10.00	87%	6.93	8.66		
E20 Furnishings							151,080.00	18			8.27	10.00	17%	Good

G20 Site Improvements														
Capital Replacement	Fair	G20 Site Improvements	Site Development - Chain Link Fencing	1,000.00	LF	5.00	5,000.00	6	10.00	3%	0.20	0.33		
Capital Replacement	Fair	G20 Site Improvements	Site Development - Playground/Court	4.00	EA	6,740.00	26,960.00	6	10.00	18%	1.07	1.78		
Deferred Maintenance	Poor - Fair	G20 Site Improvements	Pedestrian Paving Concrete	580.00	SF	8.28	4,802.40	4	10.00	3%	0.13	0.32		
Capital Replacement	Fair	G20 Site Improvements	Parking Lots - Overlay Asphalt	40,000.00	SF	0.50	20,000.00	6	10.00	13%	0.79	1.32		

Uniformat Level 2 Asset Condition Rating For Ron Brown Middle School

Condition	Score	2012 iPlan Scoring			
		From	To	Rating	
Good	10	100%	0%	20%	Good
Fair-Good	8	80%	20%	40%	Fair
Fair	6	60%	40%	60%	Poor
Poor-Fair	4	40%	60%	80%	Poor
Poor	2	20%	80%	100%	Unsatisfactory

Plan Type	Condition	Element No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score	Max. Possible Weighted Score	Cond. (%)	Condition Rating
Capital Replacement	Fair - Good	G20 Site Improvements	Pedestrian Paving Concrete	11,467.00	SF	8.28	94,946.76	8	10.00	63%	5.01	6.26		
G20 Site Improvements							151,709.16	30			7.19	10.00	28%	Fair
G30 Site Civil/Mechanical Utilities														
Capital Replacement	Fair - Good	G30 Site Civil/Mechanical Utilities	Cooling Towers on Site	300.00	TON	3,700.00	1,110,000.00	8	10.00	50%	4.03	5.04		
Capital Replacement	Good	G30 Site Civil/Mechanical Utilities	G30 Site Civil/Mechanical Utilities	205,830.00	SF	0.56	115,264.80	10	10.00	5%	0.52	0.52		
Capital Replacement	Fair	G30 Site Civil/Mechanical Utilities	Water Cooled Chiller - 200 ton	1.00	EA	101,150.00	101,150.00	6	10.00	5%	0.28	0.46		
Capital Replacement	Fair	G30 Site Civil/Mechanical Utilities	Water Cooled Chiller	300.00	LS	2,500.00	750,000.00	6	10.00	34%	2.04	3.41		
Deferred Maintenance	Poor	G30 Site Civil/Mechanical Utilities	Water Cooled Chiller - Add 100 ton	1.00	EA	95,000.00	95,000.00	2	10.00	4%	0.09	0.43		
Capital Replacement	Poor - Fair	G30 Site Civil/Mechanical Utilities	Site Civil/Mechanical Utilities - Stormwater Piping	1,500.00	LF	20.00	30,000.00	4	10.00	1%	0.05	0.14		
G30 Site Civil/Mechanical Utilities							2,201,414.80	36			7.02	10.00	30%	Fair
G40 Site Electrical Utilities														
Capital Replacement	Fair - Good	G40 Site Electrical Utilities	Site Development - Building Mounted	26.00	EACH	1,000.00	26,000.00	8	10.00	12%	0.99	1.24		
Capital Replacement	Good	G40 Site Electrical Utilities	G40 Site Electrical Utilities	205,830.00	SF	0.89	183,188.70	10	10.00	88%	8.76	8.76		
G40 Site Electrical Utilities							209,188.70	18			9.75	10.00	2%	Good
Z10 General Requirements														
Plant Adaptation	Good	Z10 General Requirements	Z1010.3 Consider: Fire Protection	1.00	LS	1,179,941.00	1,179,941.00	10	10.00	26%	2.60	2.60		
Plant Adaptation	Good	Z10 General Requirements	Green Roof on Flat Roof	65,755.00	SF	12.23	804,052.14	10	10.00	18%	1.77	1.77		
Plant Adaptation	Good	Z10 General Requirements	Z1010.1 Consider: Access Contro	1.00	LS	120,629.00	120,629.00	10	10.00	3%	0.27	0.27		
Plant Adaptation	Good	Z10 General Requirements	Z1010.6 Consider: LEED Investments	1.00	LS	1,933,313.00	1,933,313.00	10	10.00	43%	4.25	4.25		
Plant Adaptation	Good	Z10 General Requirements	Z1010.2 Consider: ADA Investments	1.00	LS	2,968.00	2,968.00	10	10.00	0%	0.01	0.01		
Plant Adaptation	Good	Z10 General Requirements	Z1010.5 Consider: Haz Mat Investments	1.00	LS	6,000.00	6,000.00	10	10.00	0%	0.01	0.01		
Plant Adaptation	Good	Z10 General Requirements	Z1010.7 Consider: Safety Security	1.00	LS	496,947.00	496,947.00	10	10.00	11%	1.09	1.09		
Z10 General Requirements							4,543,850.14	70			10.00	10.00	0%	Good

DCPS PCA Property Rollup

Assessment Images for Ron Brown Middle School

Property Images

Primary Image:

Front elevations with signage



Image 2:

North elevation facing parking lot



Image 3:

East elevation



Assessment Images for Ron Brown Middle School

Property Images

Image 4:

South elevation - east end



Image 5:

South elevations - west end and front entrance



Image 6:

Southwest corner with west elevation



Image 7:

North elevation and rear courtyard



Assessment Images for Ron Brown Middle School

Property Images

Image 8:

Courtyard



DCPS PCA Property Rollup



Asset Images

A1012 - COLUMN FOUNDATIONS & PILE CAPS

Foundations

Reference - South Elevation - East End:

Asset Photo: Foundations.1



Close Up - Crack In Foundation:

Asset Photo: Foundations.2

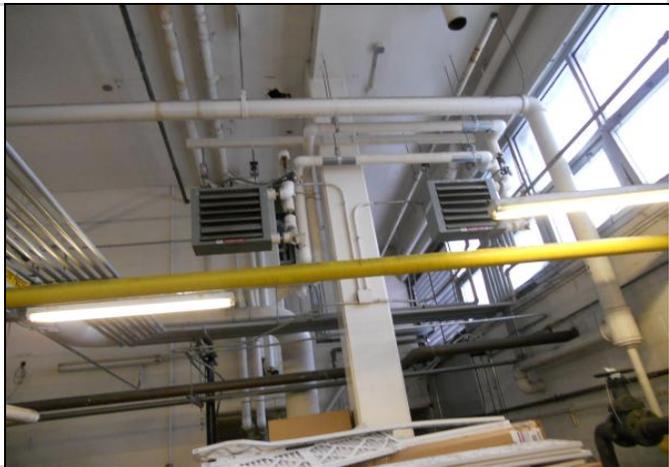


B1032 - CONCRETE FRAME STRUCTURE

SuperStructure

Column - Boiler Room:

Asset Photo: SuperStructure.1



Asset Images

Cafeteria Columns:

Asset Photo: SuperStructure.2



Floor Superstructure:

Asset Photo: SuperStructure.3



Cast-in-Place Reinforced Concrete Structural Frame

Superstructure:

Asset Photo: Cast-in-Place Reinforced Concrete Structural Frame.1



B2011 - EXTERIOR WALL CONSTRUCTION

Exterior Enclosure - Brick

Asset Images

Brick At Rear:

Asset Photo: Exterior Enclosure.1



Brick At Classroom Elevation - Right Of Front Entrance:

Asset Photo: Exterior Enclosure.2



Exterior Enclosure - Exposed Aggregate Concrete Panels

Concrete Panels:

Asset Photo: Exterior Enclosure.1



Close Up Concrete Panel:

Asset Photo: Exterior Enclosure.2



Asset Images

Concrete Panels:

Asset Photo: Exterior Enclosure - Concrete Panels.3



B2021 - WINDOWS

Exterior Windows - Single Hung

Single Hung Units:

Asset Photo: Exterior Windows - Single Hung.1



B2023 - STOREFRONTS

Exterior Windows - Storefront

Main Entrance Link:

Asset Photo: Exterior Windows - Storefront.1



B2031 - GLAZED DOORS & ENTRANCES

Double Aluminum Glazed Door

Asset Images

Sliding Doors:

Asset Photo: Double Aluminum Glazed Door.1



B2032 - SOLID EXTERIOR DOORS

Exterior Metal Doors - Double

Front Entry Doors:

Asset Photo: Exterior Metal Doors.1



Main Door In Closed Position With Corrosion:

Asset Photo: Exterior Metal Doors.2



Asset Images

Main Entrance Doors:

Asset Photo: Exterior Metal Doors - Double.3



Exterior Metal Doors - Single

Single Doors Flanking Double Doors:

Asset Photo: Exterior Metal Doors - Single.1



B3011 - ROOF FINISHES

Roofing Single Ply Membrane

Single Ply Membrane Roof:

Asset Photo: Roofing .1



Asset Images

Single Ply Membrane Roof Close Up:

Asset Photo: Roofing .2



Numerous Seam Sealing Areas:

Asset Photo: Roofing Single Ply Membrane.3



Roof Coverings - BUR

Built Up Roofing:

Asset Photo: Roof Coverings - BUR.1



Built Up Roofing - Close Up Seam Failure:

Asset Photo: Roof Coverings - BUR.2



Asset Images

Non Functioning Roof Drain:

Asset Photo: Roof Coverings - BUR.3



B3013 - ROOF INSULATION & FILL

Roof Insulation

Single Ply Membrane:

Asset Photo: Roof Insulation.1



C1011 - FIXED PARTITIONS

CMU Walls

Stairwell #96:

Asset Photo: CMU Walls.1



Asset Images

Stairwell #302:

Asset Photo: CMU Walls.2



Science Storage #316:

Asset Photo: CMU Walls.3



Horizontal Displacement:

Asset Photo: CMU Walls.4



Damaged CMU Near Main Office In Stairwell:

Asset Photo: CMU Walls.5



Asset Images

C1013 - RETRACTABLE PARTITIONS

Folding Leaf Partition

Classroom Folding Partition:

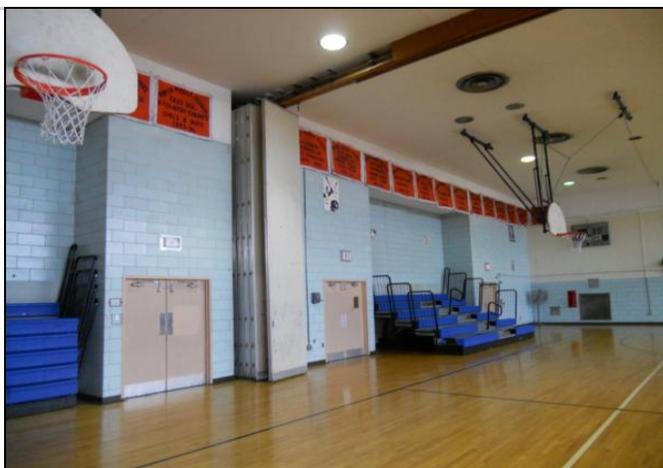
Asset Photo: Folding Leaf Partition.1



Folding Leaf Partition

Folding Partition:

Asset Photo: Folding Leaf Partition.1



C1021 - INTERIOR DOORS

Single Hollow Metal or Solid Wood Doors and Hardware

Door Hardware:

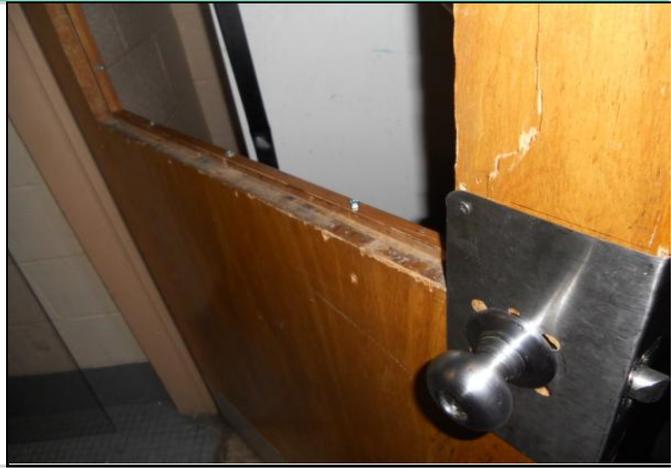
Asset Photo: Single Hollow Metal Door and Hardware.1



Asset Images

Office Door Locker Room:

Asset Photo: Single Hollow Metal or Wood Doors and Hardware.2



C2014 - STAIR HANDRAILS AND BALUSTRADES

Stair Railings

Stair Railings:

Asset Photo: Stair Railings.1



Railings and Guardrails:

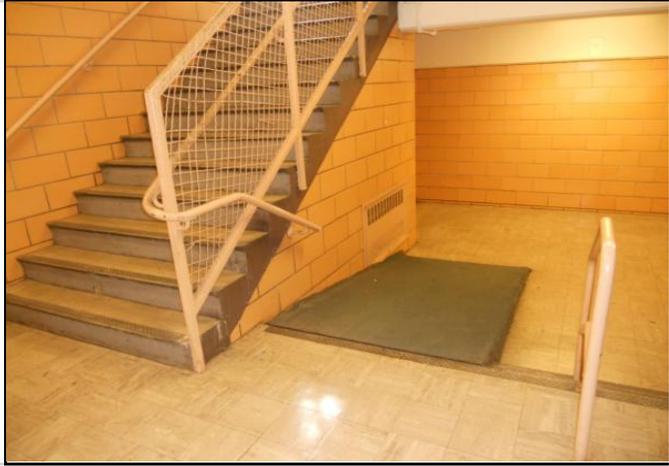
Asset Photo: Stair Railings.2



Asset Images

No Railing At Ramp And Damage At Infill Panel:

Asset Photo: Stair Railings.3



C3024 - FLOORING

Interior Finishes - Encapsulate ASB with VCT

Stairwell Suspect ASB:

Asset Photo: Interior Finishes - Encapsulate VCT.1



Corridor ASB With Missing Tile And Exposed Mastic:

Asset Photo: Interior Finishes - Encapsulate VCT.2



Wood Flooring - Premium

Asset Images

Gym Flooring:

Asset Photo: Wood Flooring - Premium.1



Floor Finishes - Vinyl Tile

Unused Classroom VCT:

Asset Photo: Floor Finishes - Vinyl Tile.1



C3025 - CARPETING

Floor Finishes - Carpet

Main Office Carpet:

Asset Photo: Floor Finishes - Carpet.1



C3032 - SUSPENDED CEILINGS

Acoustic Ceiling System - Standard

Asset Images

Missing Ceiling Tiles In Unused Classroom:

Asset Photo: Acoustic Ceiling System - Standard.1



Concealed Grid In Office:

Asset Photo: Acoustic Ceiling System - Standard.2



Suspect Mold On Ceiling:

Asset Photo: Acoustic Ceiling System - Standard.3



D1013 - LIFTS

Elevators and Lifts

Asset Images

Chair Lift Track:

Asset Photo: Elevators and Lifts.1



Chair Lift - Side View:

Asset Photo: Elevators and Lifts.2



Chair Lift - Front View:

Asset Photo: Elevators and Lifts.3



D2011 - WATER CLOSETS

Plumbing Fixtures - Water Closets Older

Asset Images

Floor Mounted Toilets:

Asset Photo: Plumbing Fixtures - Water Closets.1



Plumbing Fixtures - Water Closets Newer

Renovated Restroom - Seat Damaged:

Asset Photo: Plumbing Fixtures - Water Closets.1



D2012 - URINALS

Plumbing Fixtures - Urinals

Urinals - One Out Of Order:

Asset Photo: Plumbing Fixtures - Urinals.1



D2013 - LAVATORIES

Plumbing Fixtures - Sink Newer

Asset Images

Renovated Restroom:

Asset Photo: Plumbing Fixtures - Sink.1



Plumbing Fixtures - Sink Older

Female Restroom Lavatories:

Asset Photo: Plumbing Fixtures - Sink.1



Lavatory With Unmixed Faucets:

Asset Photo: Plumbing Fixtures - Sink.2



D2017 - SHOWERS

Plumbing Fixtures

Asset Images

Shower Fixture In Locker Room:

Asset Photo: Plumbing Fixtures.1



Shower Shut Off And Mixing Valves:

Asset Photo: Plumbing Fixtures.2



D2018 - DRINKING FOUNTAINS AND COOLERS

Plumbing Fixtures - DWF Wall

Drinking Fountain - Wall Mounted:

Asset Photo: Plumbing Fixtures - DWF Wall.1



Plumbing Fixtures - DWF Floor

Asset Images

Floor Mounted Drinking Water Fountain:

Asset Photo: Plumbing Fixtures - DWF Floor.1



D2022 - HOT WATER SERVICE

Domestic Water Heater - Electric

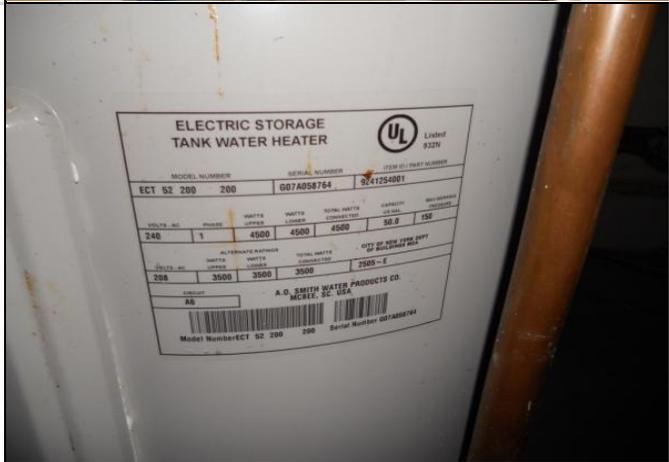
Domestic Water Heater For Kitchen:

Asset Photo: Domestic Hot Water Heater - Electric.1



Domestic Water Heater Tag:

Asset Photo: Domestic Hot Water Heater - Electric.2



Plumbing Fixtures - Domestic Water Heater #1

Asset Images

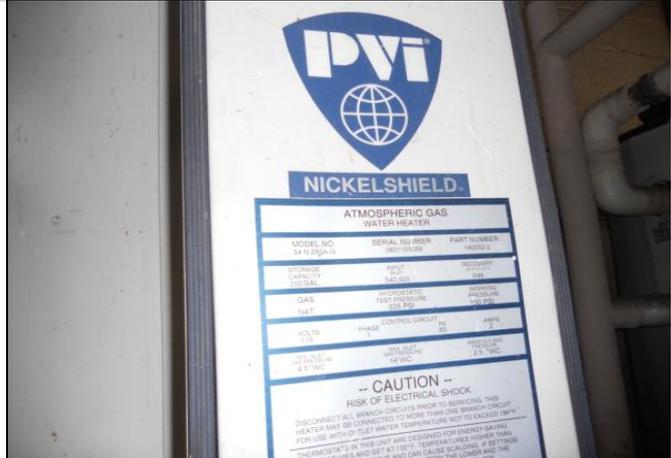
Domestic Water Boilers:

Asset Photo: Plumbing Fixtures - Domestic Water Heater.1



Domestic Water Boiler Tag:

Asset Photo: Plumbing Fixtures - Domestic Water Heater.2



Domestic Water Boiler Detail:

Asset Photo: Plumbing Fixtures - Domestic Water Heater.3



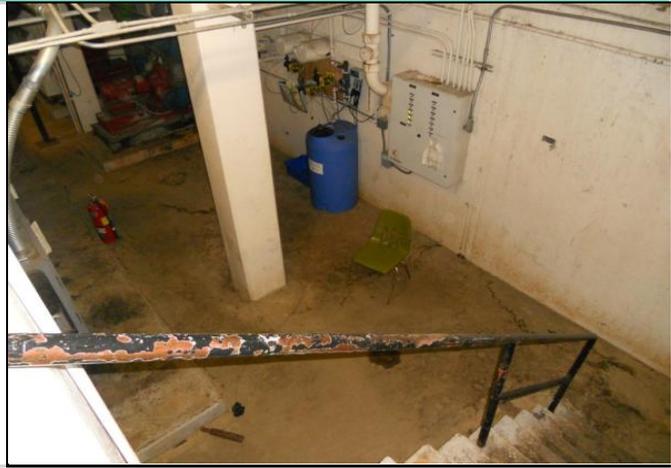
D2034 - SANITARY WASTE EQUIPMENT

Sanitary Waste - Sewage Ejector Pump and Drains

Asset Images

Chiller Floor Level:

Asset Photo: Sanitary Waste - Sewage Ejector Pump and Drains.1



D3015 - HOT WATER SUPPLY SYSTEM

Hot and Chilled Water Supply System - Pumps and Accessories

Circulation Pump:

Asset Photo: Hot Water Supply System - Pumps and Accessories.1



Insulated Pump:

Asset Photo: Hot Water Supply System - Pumps and Accessories.2



D3021 - BOILERS

Heat Generation Systems - Steam Boiler #4

Asset Images

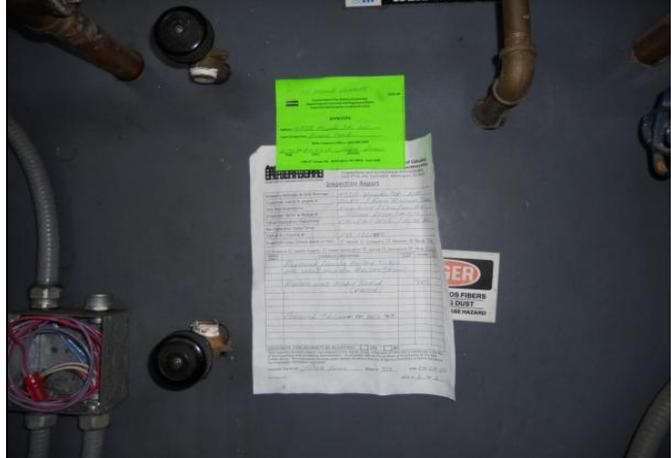
Boiler #4:

Asset Photo: Heat Generation Systems - Steam Boiler #4.1



Boiler #4:

Asset Photo: Heat Generation Systems - Steam Boiler #4.2



Heat Generation Systems - Steam Boiler #1

Boilers:

Asset Photo: Heat Generation Systems - Steam Boiler.1



Boiler #1:

Asset Photo: Heat Generation Systems - Steam Boiler.2



Asset Images

Heat Generation Systems - Steam Boiler #2

Boiler #2:

Asset Photo: Heat Generation Systems - Steam Boiler #2.1



Boiler #2 :

Asset Photo: Heat Generation Systems - Steam Boiler #2.2



Heat Generation Systems - Steam Boiler #6

Boiler #6:

Asset Photo: Heat Generation Systems - Steam Boiler #6.1



Asset Images

Boiler #6:

Asset Photo: Heat Generation Systems - Steam Boiler #6.2



Boiler #6 Warning Tag:

Asset Photo: Heat Generation Systems - Steam Boiler #6.3



Heat Generation Systems - Steam Boiler #5

Boiler #5:

Asset Photo: Heat Generation Systems - Steam Boiler #5.1



Boiler #5 Tag:

Asset Photo: Heat Generation Systems - Steam Boiler #5.2



Asset Images

Heat Generation Systems - Steam Boiler #3

Boiler #3:

Asset Photo: Heat Generation Systems - Steam Boiler #3.1



D3023 - AUXILIARY EQUIPMENT

HVAC - Condensation Tank and Controls

Condensation Tank, Controls And Associated Piping:

Asset Photo: HVAC - Condensation Tank and Controls.1



D3045 - CHILLED WATER DISTRIBUTION

Univent

Univent:

Asset Photo: Univent.1



Asset Images

Condensate System:

Asset Photo: HVAC Exchanger to Steam and Condensate Return Follow Up Study.2



Excessive Steam Escaping:

Asset Photo: HVAC Exchanger to Steam and Condensate Return Follow Up Study.3



HVAC Exchanger/Converter to Steam

Heat Exchangers:

Asset Photo: HVAC Exchanger/Converter to Steam.1



Heat Exchangers:

Asset Photo: HVAC Exchanger/Converter to Steam.2



D3063 - HEATING/COOLING AIR HANDLING UNITS

Air Handling Unit - New

Air Handling Unit:

Asset Photo: Air Handling Unit.1



Air Handling Unit - Older

Air Handlers Out Of Use:

Asset Photo: Air Handling Unit.1



Close Up Of Fan - AHU:

Asset Photo: Air Handling Unit.2



Air Handling Unit - Older

Asset Images

Auditorium Air Handler:

Asset Photo: Air Handling Unit - Older.1



D3064 - EXHAUST & VENTILATING SYSTEMS

Exhaust & Ventilating Systems - Old

Exhaust Fan - Older:

Asset Photo: Exhaust & Ventilating Systems - Old.1



Exhaust & Ventilating Systems - Newer

Exhaust Fans:

Asset Photo: Exhaust & Ventilating Systems.1



D5011 - HIGH TENSION SERVICE & DIST.

Main Electrical Service - 3000A 15 kV

Asset Images

Main Electrical Switchgear:

Asset Photo: Main Electrical Service - 600A 15 kV.1



Main Switchgear Tag - Federal Pacific:

Asset Photo: Main Electrical Service - 600A 15 kV.2



D5012 - LOW TENSION SERVICE & DIST.

Panelboards - 120/208volts, 100amp and 225amp

Circuit Breaker Panel:

Asset Photo: Panelboards - 120/208volts, 100amp.1



Asset Images

Circuit Breaker Tag:

Asset Photo: Panelboards - 120/208volts, 100amp.2



D5022 - LIGHTING EQUIPMENT

Upgrade to T8 Fixtures

Lighting In Office Area - Counselors:

Asset Photo: Upgrade to T8 Fixtures.1



D5037 - FIRE ALARM SYSTEMS

Fire Alarm Panel

Fire Alarm Panel:

Asset Photo: Fire Alarm Panel.1



E1093 - FOOD SERVICE EQUIPMENT

Food Service Equipment - Newer

Asset Images

Dishwasher:

Asset Photo: Food Service Equipment.1



Steam Tables:

Asset Photo: Food Service Equipment.2



Ovens:

Asset Photo: Food Service Equipment.3



Coolers:

Asset Photo: Food Service Equipment.4



Asset Images

Upright Refrigerator:

Asset Photo: Food Service Equipment.5



Non-Functional Walk-In:

Asset Photo: Food Service Equipment.6



E2015 - FIXED MULTIPLE SEATING

Fixed Auditorium Seating

Auditorium Seating:

Asset Photo: Fixed Auditorium Seating.1



G2022 - PAVING & SURFACING

Parking Lots - Overlay Asphalt

Asset Images

ADA Parking :

Asset Photo: Parking Lots - Overlay Asphalt.1



Parking Drive Aisle:

Asset Photo: Parking Lots - Overlay Asphalt.2



G2031 - PAVING & SURFACING

Pedestrian Paving Concrete

Evidence Of Ponding:

Asset Photo: Pedestrian Paving Concrete.1



Asset Images

Broken Sidewalk At Right End Of Front Elevation:

Asset Photo: Pedestrian Paving Concrete.2



Pedestrian Paving Concrete

Rear Courtyard:

Asset Photo: Pedestrian Paving Concrete.1



Rear Terrace:

Asset Photo: Pedestrian Paving Concrete.2



G2041 - FENCES & GATES

Site Development - Chain Link Fencing

Asset Images

Leaning Section Of Fencing Near Main Entrance:

Asset Photo: Site Development - Chain Link Fencing.1



G2047 - PLAYING FIELDS

Site Development - Playground/Court

Playground/Courts:

Asset Photo: Site Development - Playground/Court.1



G3031 - PIPING

Site Civil/Mechanical Utilities - Stormwater Piping

Drain Lines - Storm And Waste:

Asset Photo: Site Civil/Mechanical Utilities - Stormwater Piping.1



G3051 - CHILLED WATER PIPING

Water Cooled Chiller - 200 ton

Asset Images

Cooling Tower:

Asset Photo: Cooling Towers on Site.2



Close Up Cooling Tower:

Asset Photo: Cooling Towers on Site.3



Cooling Tower Tag:

Asset Photo: Cooling Towers on Site.4



G4021 - FIXTURES & TRANSFORMERS

Site Development - Building Mounted HID Light Fixtures

Asset Images

Building Mounted HID Light Fixtures:

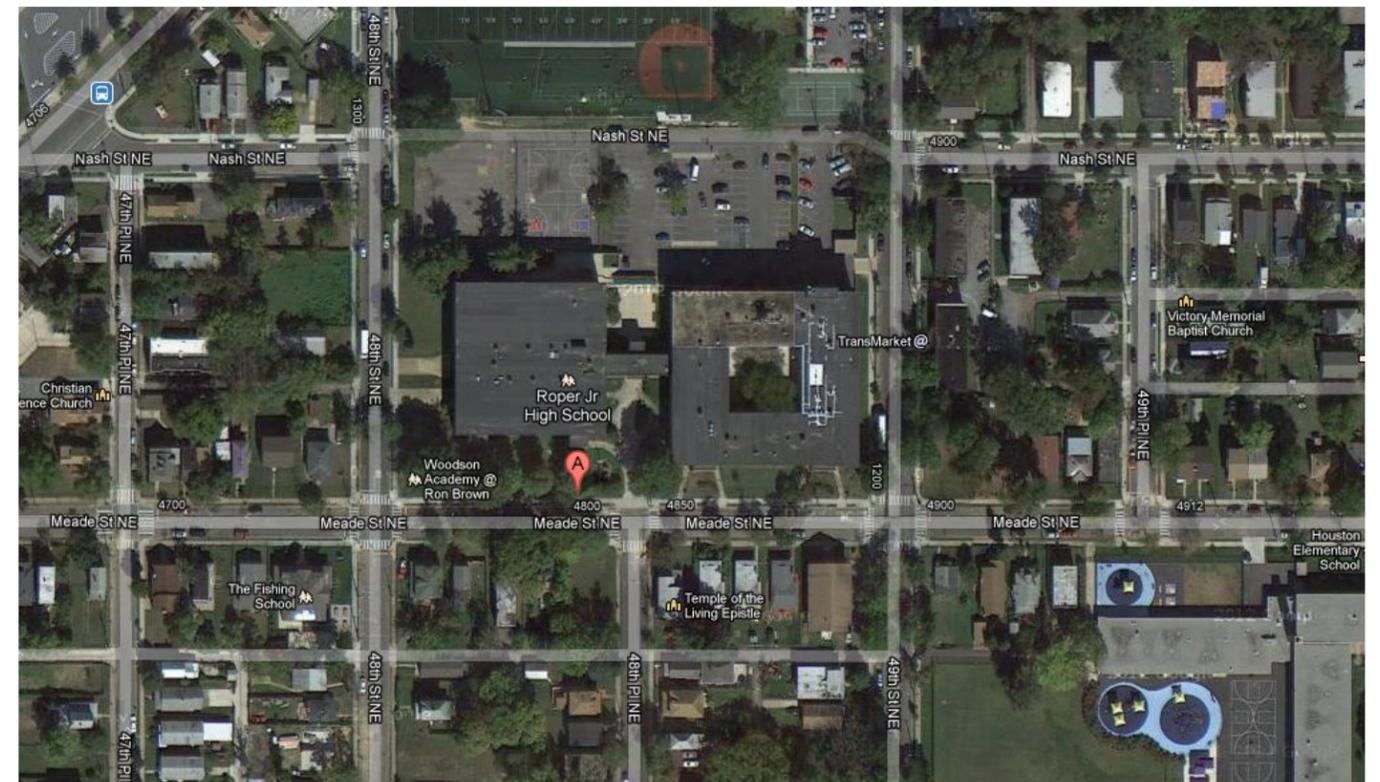
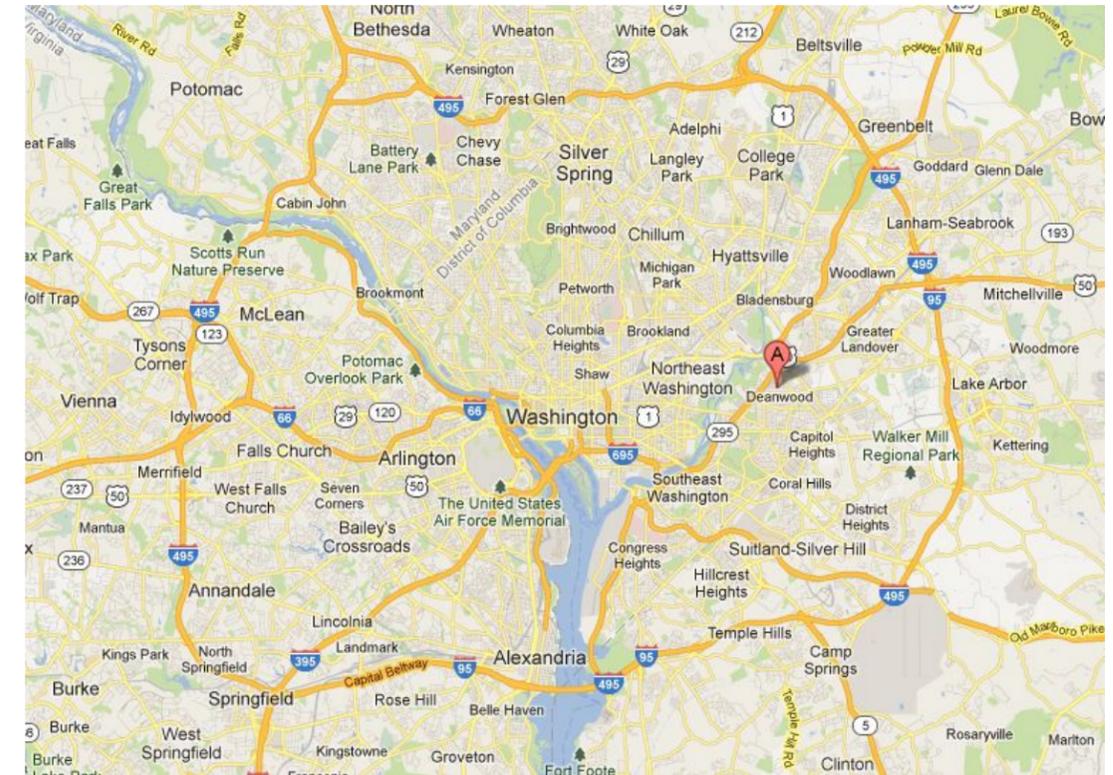
Asset Photo: Site Development - Building Mounted Light Fixtures.1

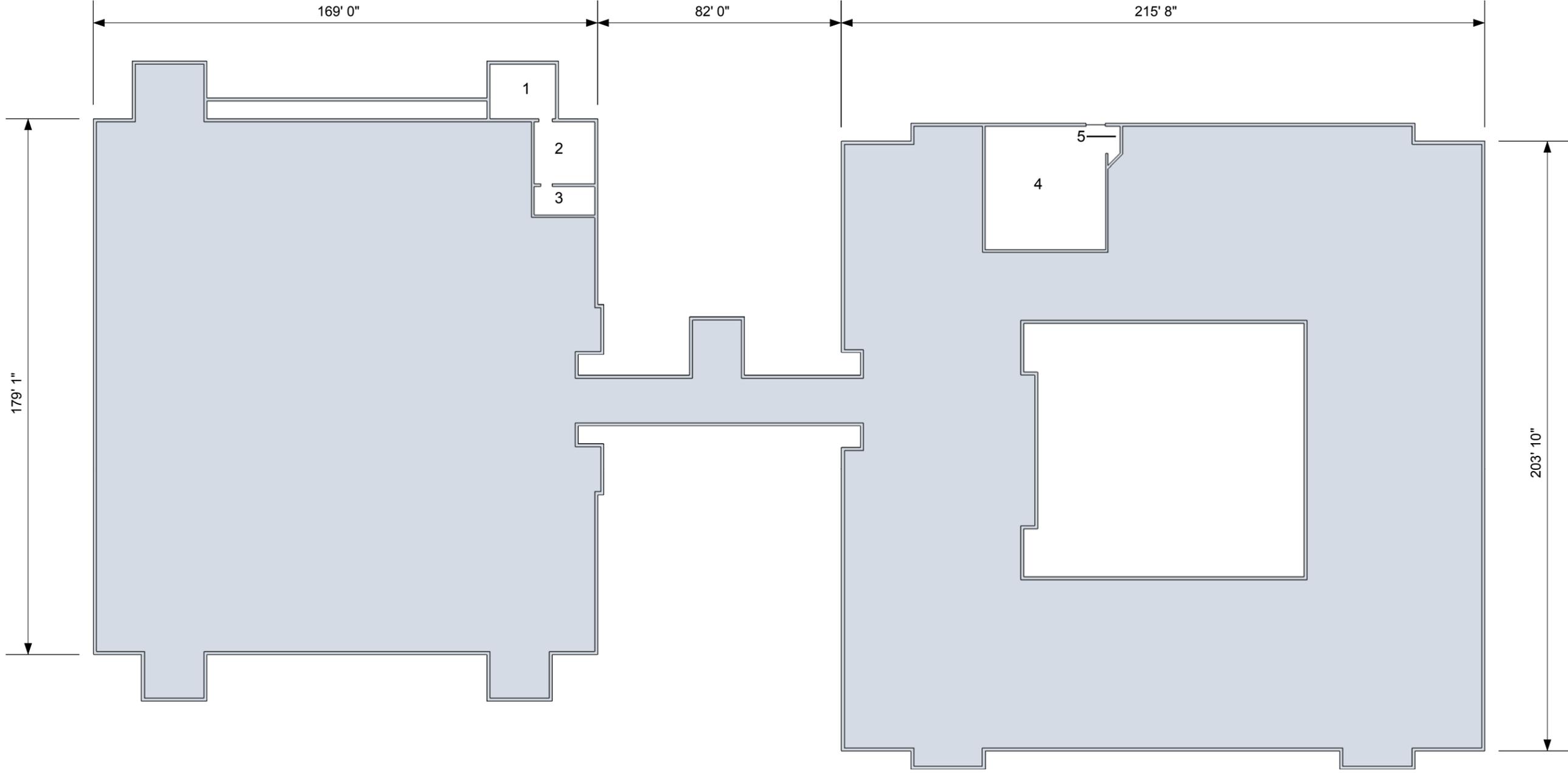


Light Fixture:

Asset Photo: Site Development - Building Mounted HID Light Fixtures.2







Basement Floor Ron Brown MS

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05.01.2013

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C1 - 4tell / EMG

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DCPS
Space Analysis

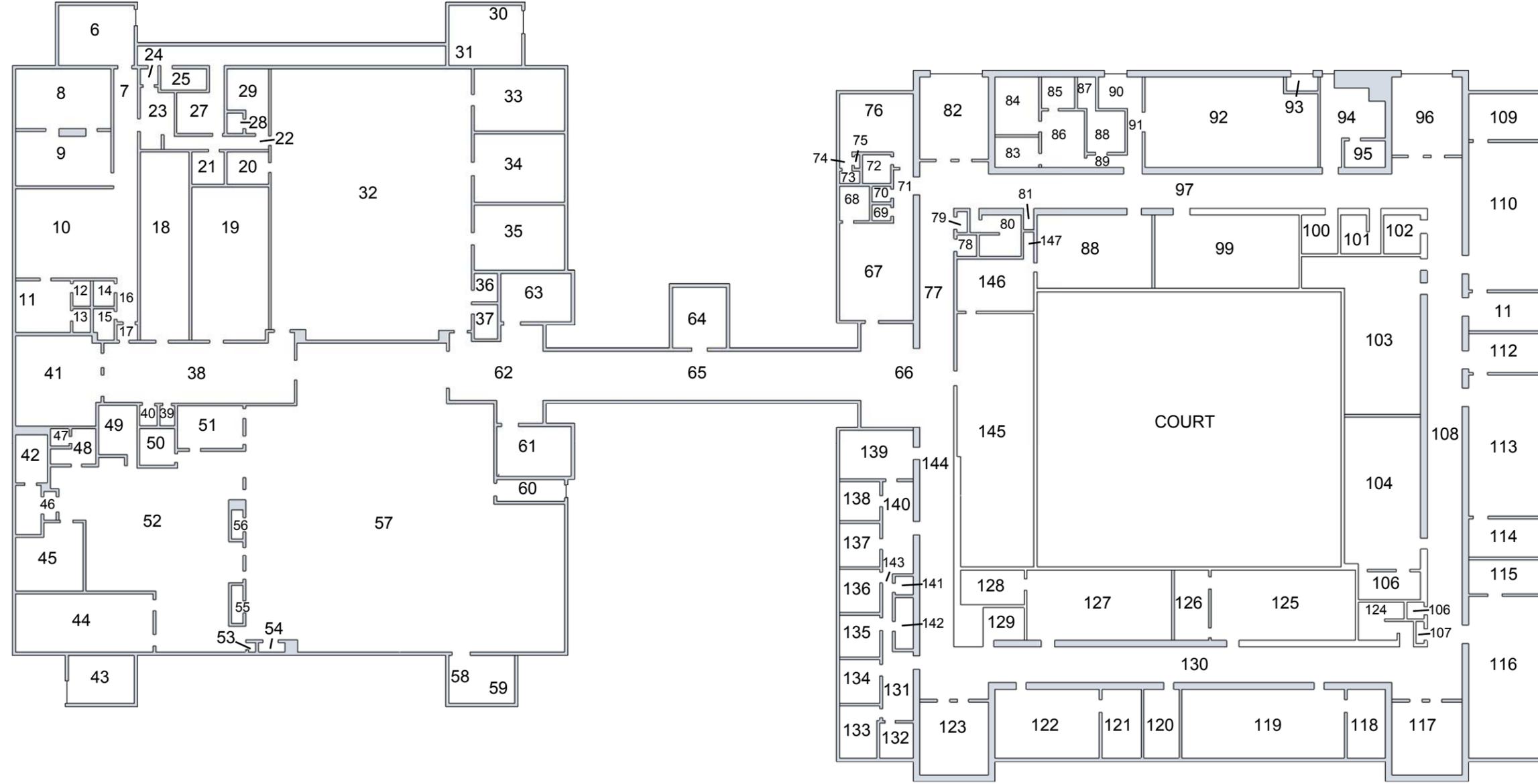
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Department of
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1st Floor Ron Brown MS

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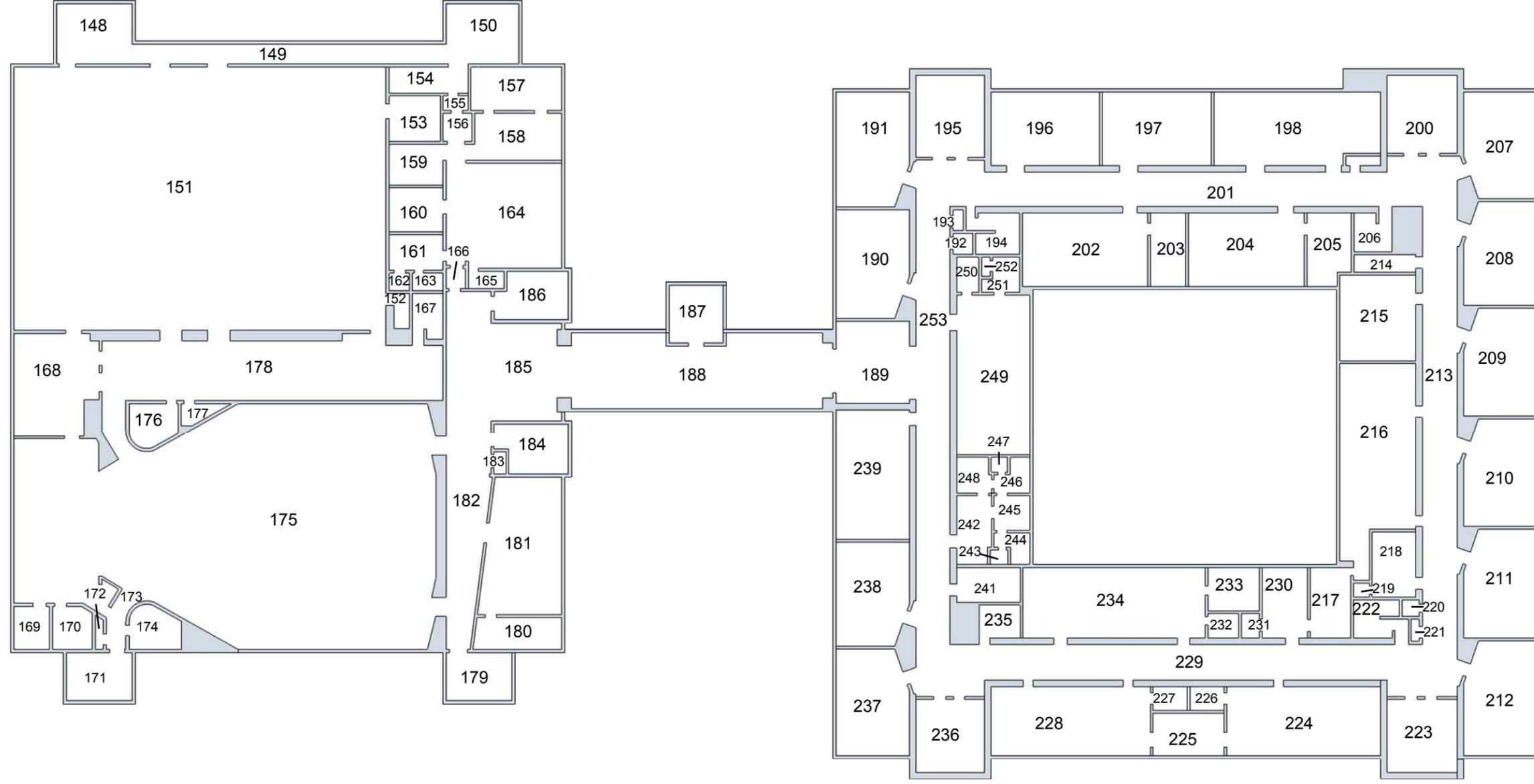
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**3rd Floor
Ron Brown MS**

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05.01.2013

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Room Inventory		Ronald Brown Middle School			4800 Meade St NE Washington DC			
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
1		Building Services	Stairwell			120	8	15
2		Building Services	Pump Room			380	19	20
3		Building Services	Electrical Room			209	11	19
4		Building Services	Mechanical Room			1443	37	39
5		Building Services	Stairs			30	3	10
6		Building Services	Stairwell			576	24	24
7		Building Services	Passage			426	6	71
8		Building Services	Shower Rm	Boys		513	19	27
9		Building Services	Shower Rm	Boys		837	27	31
10		Building Services	Locker Room	Boys		837	27	31
11		Administration	Office	Boys		240	15	16
12		Building Services	Storage Closet			45	5	9
13		Building Services	Toilet	Office		30	5	6
14		Building Services	Storage Room			70	7	10
15		Building Services	Closet	Custodians		72	9	8
16		Building Services	Passage			84	6	14
17		Building Services	Vestibule			30	5	6
18		Building Services	Book Room			952	17	56
19		Building Services	General Storage			1081	23	47
20		Building Services	Kitchenette			0		
21		Building Services	Storage Room			81	9	9
22		Building Services	Passage			135	5	27
23		Building Services	Toilet	Boys		228	12	19
24		Building Services	Vestibule			0		
25		Building Services	Exterior Storage			0		
26		Building Services	Vestibule			0		
27		Building Services	Toilet	Girls		0		
28		Building Services	Toilet	Office		0		
29		Building Services	Office	Recreation		240	12	20
30		Building Services	Stairwell			391	17	23
31		Building Services	Stairwell			64	8	8
32		Auxiliary	Multi-Use Room			4941	61	81
33		Administration	Office	Recreation		494	19	26
34		Auxiliary	Activity Room			572	22	26
35		Auxiliary	Activity Room			442	17	26
36		Building Services	Closet	Custodians		45	5	9
37		Building Services	Storage Room			78	6	13
38		Building Services	Passage			870	15	58
39		Building Services	Tank Room			30	5	6
40		Building Services	Pump Room			30	5	6
41		Building Services	Stairwell			806	26	31
42		Building Services	Can Wash			120	8	15
43		Building Services	Stairwell			247	13	19

Room Inventory		Ronald Brown Middle School			4800 Meade St NE Washington DC			
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
44		Building Services	Teachers Dining Room			640	16	40
45		Building Services	Storage	Kitchen		342	18	19
46		Building Services	Vestibule	Kitchen		45	5	9
47		Building Services	Toilet	Kitchen		25	5	5
48		Building Services	Locker Room	Kitchen		143	11	13
49		Building Services	Refrigerator / Freezer Room			165	11	15
50		Administration	Office	Dietician		120	10	12
51		Building Services	Dishwashing Room	Kitchen		252	12	21
52		Building Services	Kitchen			3080	55	56
53		Building Services	Vestibule			16	4	4
54		Building Services	Vestibule			24	4	6
55		Building Services	Storage			48	4	12
56		Building Services	Closet	Custodians		32	4	8
57		Auxiliary	Cafeteria			8428	86	98
58		Building Services	Landing			91	7	13
59		Building Services	Stairs			117	9	13
60		Building Services	Stairs			120	6	20
61		Building Services	Stairs			308	14	22
62		Building Services	Passage			240	15	16
63		Building Services	Stairs			308	14	22
64		Building Services	Stairs			225	15	15
65		Building Services	Corridor			1530	15	102
66		Building Services	Lobby			1085	31	35
67		Administration	Office	Main		630	21	30
68		Building Services	Storage			100	10	10
69		Building Services	Toilet	Staff		25	5	5
70		Building Services	Toilet	Staff		25	5	5
71		Building Services	Vestibule			84	6	14
72		Building Services	Vault			64	8	8
73		Building Services	Toilet	Principal		28	4	7
74		Building Services	Passage			16	4	4
75		Building Services	Closet	Principal		12	3	4
76		Administration	Office	Principal		352	16	22
77		Building Services	Corridor			330	10	33
78		Building Services	Closet	Custodians		36	6	6
79		Building Services	Electrical Room			32	4	8
80		Building Services	Toilet	Boys		180	12	15
81		Building Services	Closet	Telephone		20	4	5
82		Building Services	Stairs			484	22	22
83		Building Services	Mechanical Room			150	15	10
84		Building Services	Mechanical Room	Electrical		240	15	16

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Room Inventory		Ronald Brown Middle School			4800 Meade St NE Washington DC			
Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
85		Building Services	Toilet	Custodians		48	6	8
86		Administration	Office	Engineer		240	12	20
87		Building Services	Toilet	Engineer		40	5	8
88		Administration	Office	Engineer		192	12	16
89		Building Services	Vestibule			60	4	15
90		Building Services	Landing			0		
91		Building Services	Stairs			72	3	24
92		Building Services	Boiler Room			1624	29	56
93		Building Services	Stairs			45	5	9
94		Building Services	Old Incinerator Room			240	15	16
95		Building Services	Ash Room			130	10	13
96		Building Services	Stairs			572	22	26
97		Building Services	Corridor			1272	8	159
98	116	Instruction	Classroom	Classroom	Vacant	704	22	32
99	114	Instruction	Classroom	Classroom	Social Studies	968	22	44
100		Building Services	Storage			156	12	13
101		Building Services	Toilet	Girls		169	13	13
102		Building Services	Mechanical Room			143	11	13
103	110	Auxiliary	Science Lab			924	22	42
104	108	Auxiliary	Art Room			924	22	42
105		Building Services	Storage			198	11	18
106		Building Services	Closet	Custodians		36	6	6
107		Building Services	Electrical Room			32	4	8
108		Building Services	Corridor			1450	10	145
109		Building Services	Storage			264	12	22
110	113	Auxiliary	Mechanical Drawing Shop			968	22	44
111		Building Services	Storage			264	12	22
112		Building Services	Lumber Storage	Vacant		264	12	22
113		Auxiliary	Woodshop	Vacant		968	22	44
114		Auxiliary	Woodshop	Vacant		252	12	21
115		Building Services	Storage			242	11	22
116	109	Instruction	Classroom	Classroom	Math	968	22	44
117		Building Services	Stairs			598	23	26
118		Building Services	Storage			286	13	22
119	107	Auxiliary	Print Shop			0		
120		Building Services	Storage			220	10	22
121		Building Services	Storage			264	12	22
122	105	Administration	Office	Attendance		704	22	32
123		Building Services	Stairs			594	22	27
124		Building Services	Toilet	Boys		180	12	15
125	106	Instruction	Classroom	Classroom	English	968	22	44

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126		Building Services	Storage			594	22	27
127	104	Instruction	Classroom	Classroom	English	946	22	43
128		Building Services	Storage			180	10	18
129		Building Services	Toilet	Girls		169	13	13
130		Building Services	Corridor			1192	8	149
131		Auxiliary	Waiting Area	Counselor		190	10	19
132		Administration	Office	Security		120	10	12
133		Administration	Office			160	10	16
134		Administration	Office	Counselor		156	12	13
135		Administration	Office	Asst. Principal		156	12	13
136		Administration	Office	Counselor		156	12	13
137		Administration	Office	Counselor		156	12	13
138		Auxiliary	Work Room	Office		169	13	13
139		Administration	Office	Counselor		352	16	22
140		Auxiliary	Waiting Area	Counselor		280	10	28
141		Building Services	Toilet	Staff		25	5	5
142		Building Services	Storage	Counselor		96	6	16
143		Building Services	Passage			84	4	21
144		Building Services	Corridor			650	10	65
145		Auxiliary	Library			1702	23	74
146		Auxiliary	Library			345	15	23
147		Building Services	Storage			32	4	8
148		Building Services	Stairs			408	17	24
149		Building Services	Corridor			380	5	76
150		Building Services	Stairs			368	16	23
151		Auxiliary	Gymnasium			1904	17	112
152		Building Services	Storage			80	8	10
153		Building Services	Storage			184	8	23
154		Building Services	Passage			184	8	23
155		Building Services	Vestibule			28	4	7
156		Building Services	Vestibule			100	10	10
157		Building Services	Shower Rm	Girls		351	13	27
158		Building Services	Shower Rm	Girls		312	12	26
159		Building Services	Shower Rm	Girls		187	11	17
160		Building Services	Toilet	Girls		192	12	16
161		Building Services	Office	Gym Girls		165	11	15
162		Building Services	Closet	Office		25	5	5
163		Building Services	Toilet	Office		25	5	5
164		Building Services	Locker Room	Girls		1376	32	43
165		Building Services	Storage	PE		55	5	11
166		Building Services	Vestibule			42	6	7
167		Building Services	Toilet	Girls		120	8	15
168		Building Services	Stairs			806	26	31

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Space No. [NOTE 1]	Room No. [From Pathways]	Space Type [NOTE 1]	Space Use [NOTE 1]	Space Use Detail	Room Type [From Pathways]	Approx. Square Footage [EMG Field Team]	Approx. Dimension in Feet [EMG Field Team]	
169		Building Services	Dressing Room			144	12	12
170		Building Services	Dressing Room			144	12	12
171		Building Services	Stairs			247	13	19
172		Building Services	Mechanical Room			24	3	8
173		Building Services	Vestibule			77	7	11
174		Building Services	Mechanical Room			364	14	26
175		Auxiliary	Auditorium			6984	72	97
176		Building Services	Toilet	Boys		182	13	14
177		Building Services	Closet	Custodians		48	6	8
178		Building Services	Corridor			1498	14	107
179		Building Services	Stairs			247	13	19
180		Building Services	Storage	Music		0		
181		Instruction Support	Music Room	Instrumental / Vocal		880	22	40
182		Building Services	Corridor			858	13	66
183		Building Services	Closet	Telephone		0		
184		Building Services	Stairs			260	13	20
185		Building Services	Passage			1020	30	34
186		Building Services	Stairs			247	13	19
187		Building Services	Stairs			24	4	6
188		Building Services	Corridor			1782	22	81
189		Building Services	Passage			625	25	25
190	235	Instruction	Classroom	Classroom	Social Studies	968	22	44
191		Administration	Office	Asst. Principal		704	22	32
192		Building Services	Closet	Custodians		36	6	6
193		Building Services	Electrical Room			32	4	8
194		Building Services	Toilet	Boys		156	12	13
195		Building Services	Stairs			550	22	25
196		Instruction	Classroom	Classroom	Vacant	682	22	31
197		Instruction	Classroom	Classroom	Vacant	704	22	32
198		Instruction	Classroom	Classroom	Math	759	23	33
199		Building Services	Closet	Custodians		0		
200		Building Services	Stairs			792	22	36
201		Building Services	Corridor			1184	8	148
202		Instruction	Classroom	Classroom	Business Ed	792	22	36
203		Building Services	Storage			220	10	22
204		Auxiliary	Typing Room			792	22	36
205		Building Services	Storage			286	13	22
206		Building Services	Toilet	Girls		169	13	13
207		Instruction	Classroom	Classroom	Reading	704	22	32
208		Instruction	Classroom	Classroom	Vacant	736	23	32
209		Instruction	Classroom	Classroom	Vacant	704	22	32
210		Instruction	Classroom	Classroom	Special Ed	704	22	32

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211		Instruction	Classroom	Classroom	Special Ed	704	22	32
212		Instruction	Classroom	Classroom	French	704	22	32
213		Building Services	Corridor			1595	11	145
214		Building Services	Storage			120	6	20
215		Instruction Support	Resource Room	Vacant		0		
216		Instruction	Classroom	Classroom	Science	1100	22	50
217		Building Services	Storage			91	7	13
218		Building Services	Teachers Lounge			234	13	18
219		Building Services	Toilet	Teachers Lounge		25	5	5
220		Building Services	Closet	Custodians		36	6	6
221		Building Services	Electrical Room			32	4	8
222		Building Services	Toilet			195	13	15
223		Building Services	Stairs			572	22	26
224		Auxiliary	Home Economics Lab			924	22	42
225		Auxiliary	Living / Dining Room	Vacant		238	14	17
226		Building Services	Storage			56	7	8
227		Building Services	Storage			56	7	8
228		Auxiliary	Home Economics Lab	Vacant		1100	22	50
229		Building Services	Corridor			1650	11	150
230		Building Services	Teachers Lounge			286	13	22
231		Building Services	Toilet	Teachers Lounge		35	5	7
232		Building Services	Storage	Home Arts		84	7	12
233		Building Services	Storage	Home Arts		252	14	18
234		Auxiliary	Clothing Lab			1196	23	52
235		Building Services	Toilet	Girls		195	13	15
236		Building Services	Stairwell			572	22	26
237		Instruction	Classroom	Classroom	English	693	21	33
238		Instruction	Classroom	Classroom	Special Ed	704	22	32
239		Instruction	Classroom	Classroom	English	0		
240		Building Services	Corridor			1023	11	93
241		Building Services	Storage			120	8	15
242		Auxiliary	Waiting Area	Health		220	10	22
243		Auxiliary	Toilet	Health		25	5	5
244		Auxiliary	Rest Area	Health		132	11	12
245		Auxiliary	Office	Health		121	11	11
246		Auxiliary	Rest Area	Health		132	11	12
247		Auxiliary	Toilet	Health		25	5	5
248		Auxiliary	Exam Room	Health		110	10	11
249		Instruction	Classroom	Classroom	Math	990	22	45
250		Building Services	Storage			84	7	12

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251		Building Services	Storage			108	9	12
252		Building Services	Storage			16	2	8
253		Building Services	Corridor			682	11	62
254		Building Services	Mechanical Room			225	15	15
255		Building Services	Mechanical Room			1008	24	42
256		Building Services	Mechanical Room	Electrical		216	12	18
257		Instruction Support	Music Room	Instrumental	Vacant	1008	24	42
258		Building Services	Storage	PE		216	12	18
259		Building Services	Stairs			160	8	20
260		Building Services	Stairs			0		
261		Building Services	Passage			780	13	60
262		Building Services	Closet	Custodians		52	4	13
263		Building Services	Stairs			120	8	15
264		Instruction Support	Music Room	Vocal	Vacant	1274	26	49
265		Building Services	Storage	PE		162	9	18
266		Building Services	Storage			90	9	10
267		Building Services	Projection Room			440	20	22
268		Instruction	Classroom	Classroom	Vacant	704	22	32
269		Instruction	Classroom	Classroom	Vacant	736	23	32
270		Instruction	Classroom	Classroom	Social Studies	704	22	32
271		Instruction	Classroom	Classroom	English	704	22	32
272		Instruction	Classroom	Classroom	Social Studies	704	22	32
273		Instruction	Classroom	Classroom	French/Spanish	736	23	32
274		Building Services	Stairs			572	22	26
275		Building Services	Storage	Science		171	9	19
276		Auxiliary	Science Lab			990	22	45
277		Auxiliary	Science Lab			990	22	45
278		Building Services	Storage			171	9	19
279		Building Services	Closet	Custodians		0		
280		Building Services	Stairs			572	22	26
281		Building Services	Corridor			1120	8	140
282		Building Services	Toilet	Boys		168	12	14
283		Instruction	Classroom	Classroom	Social Studies	704	22	32
284		Instruction Support	Computer Lab	Vacant		704	22	32
285		Instruction	Classroom	Classroom	English	352	16	22
286		Building Services	Toilet	Girls		169	13	13
287		Instruction	Classroom	Classroom	Math	704	22	32
288		Instruction	Classroom	Classroom	Math	704	22	32
289		Instruction	Classroom	Classroom	Vacant	704	22	32
290		Instruction	Classroom	Classroom	Vacant	704	22	32
291		Instruction	Classroom	Classroom	Vacant	704	22	32
292		Instruction	Classroom	Classroom	Vacant	704	22	32
293		Building Services	Corridor			920	10	92

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294		Building Services	Storage			162	9	18
295		Building Services	Storage			0		
296		Auxiliary	Science Lab			1152	24	48
297		Building Services	Storage	Science		208	8	26
298		Building Services	Teachers Prep Room			364	14	26
299		Building Services	Closet	Custodians		36	6	6
300		Building Services	Electrical Room			28	4	7
301		Building Services	Toilet	Boys		195	13	15
302		Building Services	Stairs			572	22	26
303		Instruction Support	Computer Lab			798	21	38
304		Building Services	Teachers Prep Room			364	14	26
305		Building Services	Storage	Science		0		
306		Auxiliary	Science Lab			1008	21	48
307		Building Services	Corridor			1112	8	139
308		Instruction Support	Computer Lab			814	22	37
309		Instruction	Classroom	Classroom	Computers	621	23	27
310		Instruction	Classroom	Classroom		672	21	32
311		Building Services	Toilet			169	13	13
312		Building Services	Stairs			572	22	26
313		Building Services	Toilet			144	8	18
314		Instruction	Classroom	Classroom	Social Studies	704	22	32
315		Auxiliary	Science Lab			990	22	45
316		Building Services	Storage	Science		247	13	19
317		Building Services	Corridor			1420	10	142
318		Building Services	Closet	Custodians		30	5	6
319		Building Services	Electrical Room			32	4	8
						Approximate Gross Square Footage - Basement Floor		3305
						Approximate Gross Square Footage - 1st Floor		64514
						Approximate Gross Square Footage - 2nd Floor		64336
						Approximate Gross Square Footage - 3rd Floor		43255
[Note 1] Source - Government of DC - Office of Public Facility Modernization - Recommendation to Revised Official Building Capacity								



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1st Floor

	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

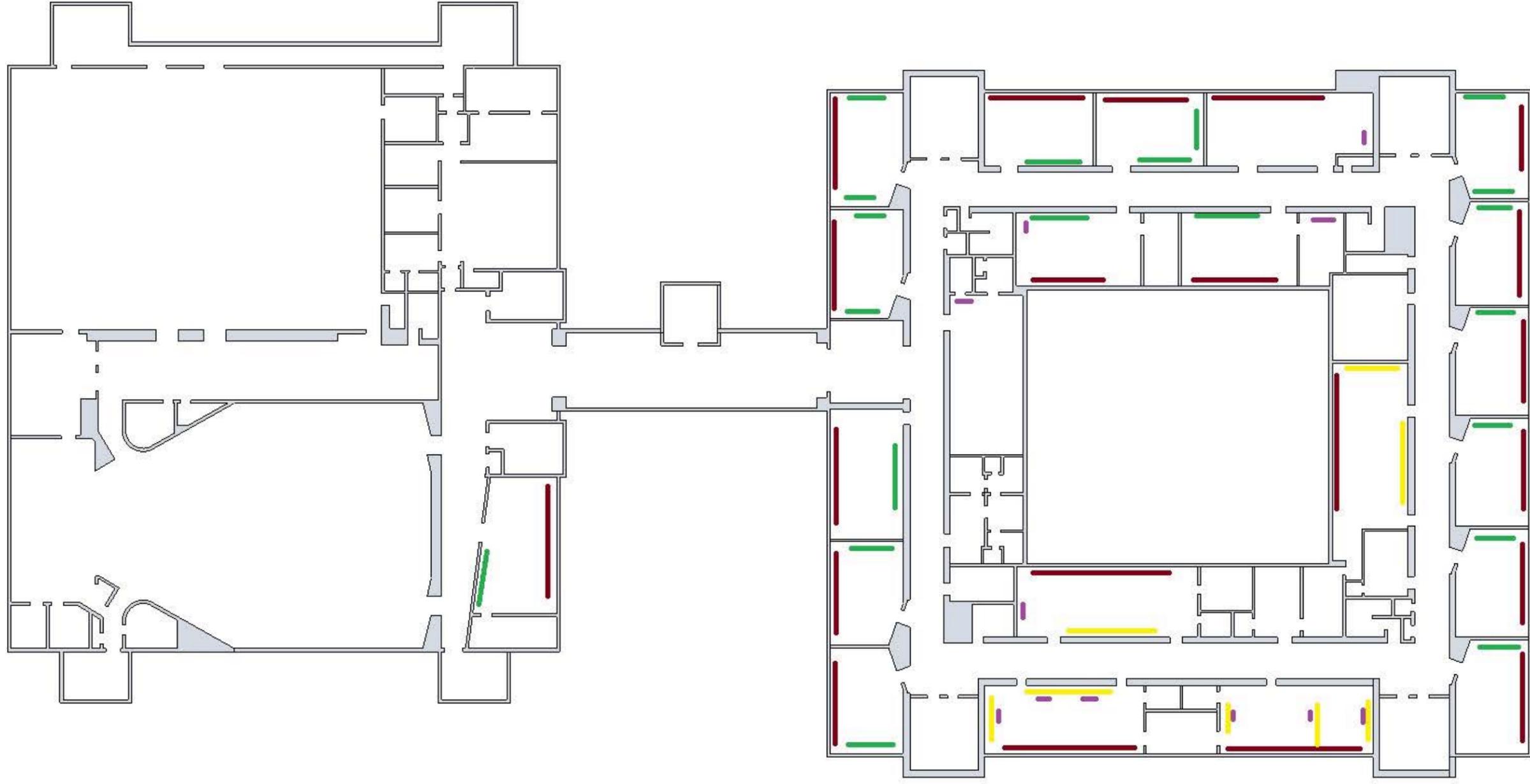
**Fixture Diagrams
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2nd Floor

- Drinking Fountain
- Sinks
- Radiators and Univents
- Lockers
- Chalk Boards and Smart Boards
- Cabinets
- New Walls
- Sliding or Folding Wall
- Removed Wall

**Fixture Diagrams
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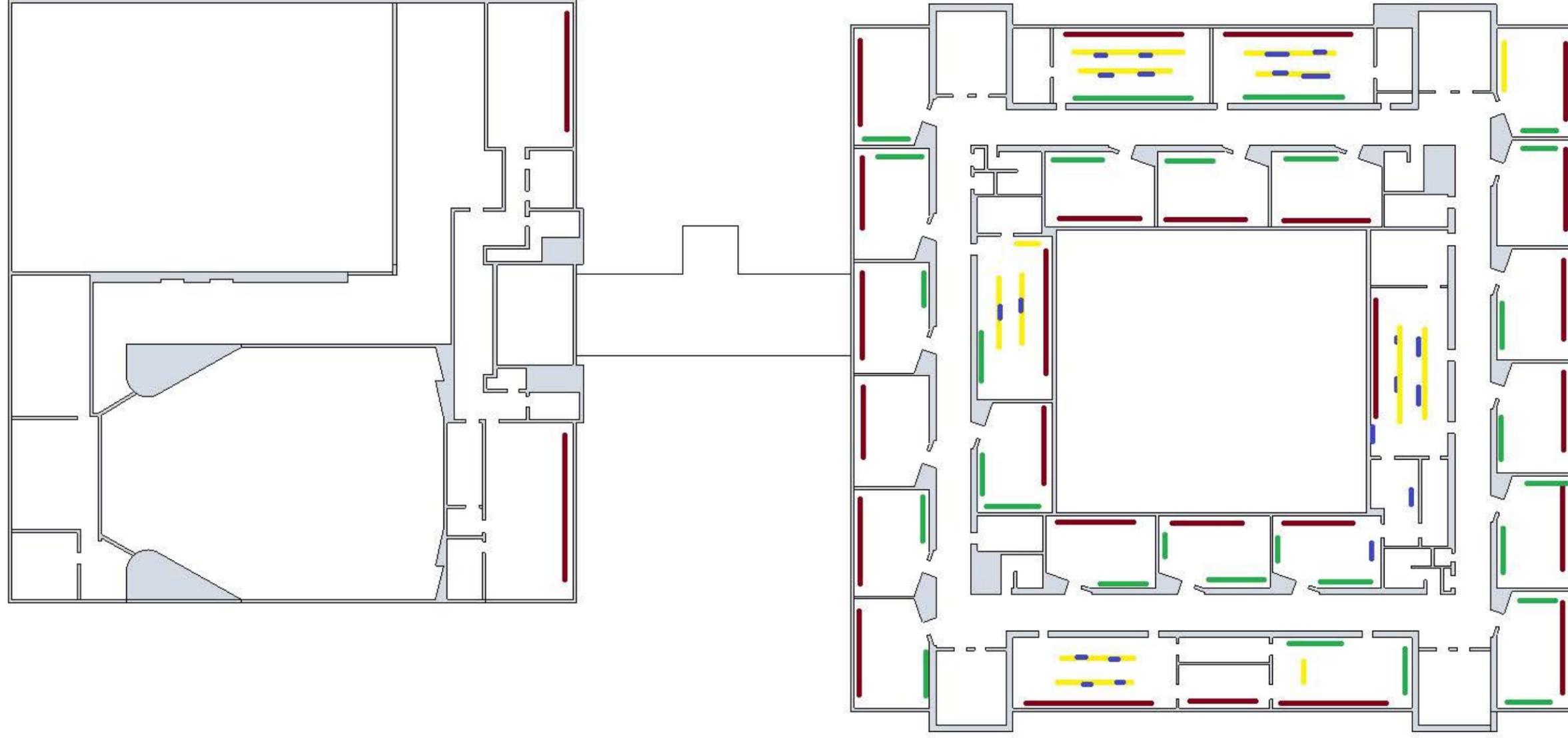
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3rd Floor



	Drinking Fountain
	Sinks
	Radiators and Univents
	Lockers
	Chank Boards and Smart Boards
	Cabinets
	New Walls
	Sliding or Folding Wall
	Removed Wall

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